



**Request for Proposals (RFP)
Architectural/Engineering Services for
the Navy Pier Bulkhead and New Boardwalk
Economic Development Investment Portfolio for Growth Program (IPG)
Community Development Block Grant – Disaster Recovery (CDBG-DR)
Puerto Rico Convention Center District Authority
Procurement No. CDBG-DR-IPG-PRCCDA-2025-02**

ADDENDUM NO. 1
NOTICE OF CHANGE

The Request for Proposals (RFP) for the acquisition of *Architectural/Engineering Services for the Navy Pier Bulkhead and New Boardwalk* under the Community Development Block Grant – Disaster Recovery, Economic Investment Portfolio for Growth Program (IPG) was issued on May 7, 2025, by the Puerto Rico Convention Center District Authority (PRCCDA).

Pursuant to Sections 4.2 and 4.7 of the RFP, the PRCCDA is issuing this written Addendum.

Notice is given of an Addendum to the RFP. Specifically, the PRCCDA includes various documents that are hereby made part of the RFP.

To this effect, attached are the following documents:

- **Attachment 1**– Responses to Questions and Request for Clarifications Architectural/Engineering Services for the Navy Pier Bulkhead and New Boardwalk RFP: CDBG-DR-IPG-PRCCDA-2025-02
- **Attachment 2** – Correction and/or clarifications to *Scope of Service*
- **Attachment 3** – Corrections and/or clarifications to Exhibit R: *Conceptual Design*
- **Attachment 4** – Corrections and/or clarifications to Exhibit P: *Ongoing and Completed Environmental and Technical Studies for the Navy Frontier Pier Site*
- **Attachment 5** – CDGB-DR Program Guidelines Economic Development Investment Portfolio for Growth Program and Cross-Cutting Guidelines

The RFP is modified as set forth in this Addendum. The original RFP Document remains in full force and effect, except as is modified in this Addendum, which is hereby made an integral part of the RFP package.

The Authority reserves the right to make future changes to the RFP and/or any of its Attachments. It is the sole responsibility of proponents to periodically check for updates to this RFP on the Authority's website: <https://prcda.com/project/cdbg-dr-ipg-prccda-2025-02-a-e-services-for-the-navy-pier-bulkhead-and-new-boardwalk/>.

Issued on June 2, 2025.



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Deputy Executive Director

ATTACHMENT 1: RESPONSES TO QUESTIONS AND REQUEST FOR CLARIFICATIONS
ARCHITECTURAL/ENGINEERING SERVICES FOR THE NAVY PIER BULKHEAD AND NEW BOARDWALK
RFP: CDBG-DR-IPG-PRCCDA-2025-02

Legend				
NP-Not Provided				
Question #	RFP Page	RFP Section	Questions	Answers
1	38	Section 2.2	Can PRCCDA provide the existing and ongoing studies listed in Exhibit P?	Completed studies enlisted in Exhibit P, page 151 of the RFP Package, are made available in this link: https://plexosgroup.sharefile.com/public/share/web-s41442b5ffe6e487c8cd464aca25afb53 . Ongoing studies are not available at the moment.
2	36	Section 1 Introduction	Will any information regarding the 30% schematic design be available prior to the submission of our proposal?	At the presente time, no additional information is available regarding the 30% schematic design. As per RFP Attachment 1, "Scope of Services", Section 1, Introduction: "The Selected Proposer will receive a "Transfer Package" with the 30% schematic plan and is expected to continue design to reach the 100% construction design and permits, assist with bid documents, and Supervise during the construction, among other Tasks."
3	17	Section 5.1 Proposal Format	Can the 1.5 line spacing requirement be excluded for captions, graphics, call outs and tabularly presented information?	Yes.
4	NP	NP	¿Alguno de los tres proyectos incluidos ha sido designado como "Proyecto Prioritario"? De ser así, ¿cuál de ellos lo es?	The Navy Pier/Bahía Urbana Infrastructure Project is Priority Project.
5	NP	NP	En el caso del proyecto en referencia, ¿cuál es la fuente de los fondos? (Estatat, federal o ambos) ¿Cuál es la proporción estimada para cada proyecto?	The Puerto Rico Convention Center District Authority (PRCCDA) entered into an agreement with the PRDOH where funds in the amount of \$137,147,665.00 were allocated under the Economic Development Investment Portfolio for Growth (IPG) Program CDBG-DR for the execution of all three projects under the Navy Pier / Bahía Urbana Project.
6	NP	NP	a. ¿Cuán restrictivos serán los diseños conceptuales a ser provistos como parte del 30%? b. ¿Cuándo estarán disponibles? ¿Se compartirán en o antes de la fecha limite para la entrega de propuestas?	a. The footprint that will be provided as part of the schematic design that represents 30%, will be aligned with ongoing efforts to comply with federal environmental regulation. In this case, there will not be opportunity to modify the 30% of design if will have any impact with the Environmental federal requirements. b. Please refer to Section 1, page 36.
7	NP	NP	¿Se requerirá cumplir con la Ley 175, que establece que los proveedores de servicios deben estar licenciados y registrados en Puerto Rico, correcto?	Correct. Please see Act 173 of August 12, 1988.
8	NP	NP	¿Las firmas y/o diseñadores que trabajaron en los diseños conceptuales anteriores para estos tres proyectos quedarán descalificados de participar como proponentes para el resto de los proyectos?	The RFP is a competitive process. All Proposers are expected to evaluate dispositions of 2 CFR §200.318 and 2 CFR §200.319, as well as the <i>CDBG-DR/MIT Programs Conflict of Interest and Standards of Conduct Policy</i> . Exhibits D and E are to be completed.
9	NP	NP	¿Las firmas y/o diseñadores encargados de preparar los diseños conceptuales hasta el 30% quedarán descalificados de participar como proponentes para el resto de los proyectos?	As per dispositions of 2 CFR § 200.319, contractors that develop or draft statements of work must be excluded from competing on the procurement.
10	NP	Attachment R	Is the US Navy's easement to the use of this pier still active? And if so, how should the design respond to that potential use?	The US Navy's easement is still active. The projection is that by the time of Construction Notice to Proceed, the easement will no longer be active. The easement should not be considered as part of the A/E design services.
11	NP	Attachment R	a. Is the boardwalk design required to accommodate the mooring of vessels? And if so, what is the maximum design length of the vessels (LOA) that will be allowed to berth along the boardwalk? b. What type of infrastructure (electricity, water, etc.) and mooring structures should be provided? c. Will the 30% Design Package define these issues?	Mooring of vessels is not part of the scope.
12	NP	Attachment R	Is the boardwalk going to be open to the general public or just to the future residents of the Navy Pier parcel?	Yes, the Boardwalk will be a public space.
13	NP	Attachment R	Will the 30% Design Package include structural concepts for the bulkhead?	The 30% Design Package will include some structural concepts, but is the responsibility of the selected proponent to verify and develop these concepts.
14	NP	Attachment R	Will land/topographical surveys, tree surveys, and geotechnical studies be provided?	Yes. Topographic survey will be provided. Tree Survey and Geotechnical Study are ongoing studies.
15	NP	Section 3.3	Can a consultant (as subconsultant) be part of two different teams?	A respondent's consultant can be part of two different teams as long as there is no conflict of interest.

16	3 of 19	Attachment no. 1 - Scope of Work	Please provide a copy of the following Environmental studies: Flora and Fauna assessment, Bathymetric Study, Benthic Study, Sedimentation and Scouring Report, and Met Ocean Report; and Other Technical Study Investigations including, Existing Topography and Site Surveys, Subsurface Utilities Surveys, Hydrologic and Hydraulic study and Geotechnical Studies	See Answer in Question Number 1.
17	4 of 19	Attachment no. 1 - Scope of Work	"The A/E professional will receive 30% of schematic design as starting point reference to develop the design and obtain construction permit" Please confirm the anticipated delivery date of this documents to ensure adequate time for review and incorporation into our proposal submission?	See Answer Question Number 2.
18	NP	Site Visit	Owner consultants are developing a Master Plan for remnant site; Please confirm the anticipated delivery date of this documents to ensure adequate time for review and coordination with our proposal submission?	See Answer Question Number 2.
19	4 of 19	Attachment no. 1 - Scope of Work	The responsibility for obtaining all required federal and state environmental permits rests with the Owner's designated consultants. The A/E firm's permitting responsibility shall be limited exclusively to the construction permit necessary for project execution?	The responsibility of addressing federal environmental endorsements to obtain Authorization to Use Grant Funds (AUGF) is the Subrecipient. The A/E firm is responsible of addressing all state environmental endorsements required to obtain construction permit for project execution.
20	4 of 19	Attachment no. 1 - Scope of Work	The design solution should be limited to and appropriately designed to support the construction of the proposed Boardwalk and shall not accommodate future vessel berthing. Upon completion, parallel docking of ships along the shore or quay will be discontinued.	The project does not contemplate any parallel docking of ships along the shore or quay.
21	NP	Site Visit	It is understood that the Owner's consultants will be responsible for the design and legal processing of three (3) new connector streets, along with the creation of all required easements. This includes utility corridors, drainage infrastructure, vehicular and pedestrian access routes, and temporary construction easements for staging and access throughout the project's execution.	The site that would be addressed and project limit is defined on page 260 of the RFP. Any design that might complement activities of future developments is not part of the scope of the A/E firm.
22	NP	Site Visit	The project is being developed across multiple lots. Please confirm whether the Owner's consultants, who have advanced the design to 30%, are responsible for managing the legal process of lot segregation and/or consolidation (agrupación de parcelas), including coordination with the land surveyor, Puerto Rico Planning Board, and Property Registry.	PRCCDA will coordinate the constitution of a legal easement in the project site.
23	NP	Site Visit	Please confirm whether the Puerto Rico Convention Center District Authority holds sole ownership of developed lots. If not, please provide a copy of the applicable tenant agreement or Memorandum of Understanding (MOU) outlining the rights and obligations of all involved parties.	The selected proponent will have this information.
24	151 of 266	EXHIBIT P	In EXHIBIT P, Joint Permit from the U.S. Army Corps of Engineers (USACE) is not listed; Please confirm whether the Owner's consultants, who have advanced the design to 30%, are responsible for this permit.	As part of the federal requirements, the 30% design is part of the documents to obtain endoresment of USACE under the Joint Permit by the owner's consultants. The A/E firm is not responsible of obtaining this permit.
25	151 of 266	EXHIBIT P	In EXHIBIT P, Hazardous Material Studies (lead-containing materials, asbestos containing materials, etc.) are not listed; Please confirm whether the Owner's consultants, who have advanced the design to 30%, are responsible for this studies.	There are no Hazardous Material Studies performed on Bulkhead. Lead and asbestos services is part of the scope for this RFP.
26	NP	Site Visit	Several piers within San Juan Harbor have a documented history of hydrocarbon contamination, with recurring oil discharges believed to originate from long abandoned underground petroleum infrastructure. While the Navy Pier is not listed as a Brownfield site, please confirm whether there are any known environmental contamination issues at or near the site that should be considered during design, permitting, or construction phases.	Navy Pier is not categorized as a Brownfield. Refer to the Environmental Soil Drilling and Grounwater Monitoring Report on the link on answer to question 1.
27	NP	Site Visit	Is it possible to obtain a copy of the Record of Environmental Consideration (REC) prepared for this project, along with any Special Conditions or environmental mitigation measures required for the implementation phase? This information is critical to ensure our design and construction approach remains fully compliant with applicable federal and local environmental requirements.	This is an ongoing process that is being address by Subrecipient to comply with federal regulation as part of the Environmental Assessment (EA).
28	NP	Site Visit	The harbor pilots will be relocated to Pier 10 before construction begins. There was discussion about the possibility of establishing a water taxi service, charter ships, or another form of transportation. This matter will be resolved by the time the 30% design submittal is delivered?	No water taxi service is part of the program for this project.

29	1	Attachment I SOS	<p>What 30% design documents will we receive?</p> <ul style="list-style-type: none"> • Autocad schematic drawings of: Architectural site plan, sections and details? Landscape planting? Civil, geometry, grading, storm sewer, etc.? Structural site details? Structural bulkhead drawings? Electrical site plans? Others? • Written document of design parameters, guidelines, or other? • Probable Construction Cost Estimate? 	The selected proponent will receive in Autocad: Elevations, Sections, Architectural Plans and some necessary structural detail to support further environmental endorsement.
30	1	Attachment I SOS	<p>What site studies will we receive?</p> <ul style="list-style-type: none"> • Survey and Topography in CAD drawing? • Soil Study? • Asbestos and Lead study? • Other studies mentioned in Exhibit P? 	See Answer in Question Number 1
31	9	Attachment I SOS	We know that Puerto Rico is experiencing a period of intense construction, with a shortage of contractors and a shortage of construction workers. We also know that changes in tariffs (aranceles) can impact on the costs of future construction materials and equipment. These situations could increase the cost of future constructions. Given this uncertainty, requiring that our construction cost estimates at 50% of the construction documents should reduce to 5% the design contingency seems like a goal that is almost impossible to guarantee. Therefore, we believe this presumption should be eliminated from the RFP and perhaps only require that construction estimates be prepared according to a construction industry standard, such as the use of RSmeans.	Based on the design that will be provided, the subrecipient maintains the five (5%) percent as established in the RFP.
32	NP	NP	Will the design firm hired to complete 100% of the work and certify the project have professional discretion and final decisions on health and safety issues, code compliance, and discretionary design matters over and above the opinions of the PRCCD representatives?	Refer to Scope of Services, Section 8. Performance Standards: "The Designer agrees that the Services provided hereunder shall conform to the professional standards of care and practice customarily expected of like firms engaged in performing comparable work, that the personnel furnishing said Services shall be qualified and competent to perform adequately the services assigned to them and that the recommendations, guidance, and performance of such personnel shall reflect such standard of professional knowledge and judgment." RFP Page 7, Section 2.2: The objective is to contract an Architectural-Engineering firm (A/E Firm) to work collaboratively with the PRCCDA and its Project Management Office (PMO).
33	17	Attachment I SOS	The schedule provided indicates that the 60%, 90%, and 100% design tasks will be consecutive. Pushing a design from 30% or 60% to 90% without waiting for agency responses to Requests for Infrastructure Recommendations (SRI) carries the risk of developing a design that could be inconsistent with the requirements of the relevant agencies. Pushing a design from 90% to 100% without final endorsement from the relevant agencies carries the risk of completing a design that could be inconsistent with the requirements of the relevant agencies. We recommend moving forward with the project once recommendations or endorsements for the design are obtained from the relevant agencies. Otherwise, who would pay for a potential redesign?	The PRCCDA will be supporting with all state interagency coordination to maintaining project under schedule. The selected A/E firm needs to develop the design proposal aligned with required state codes and regulation, to avoid rejections by required agencies and redesign efforts.
34	NP	NP	Could the client provide an approximate construction budget so the design firm can get a better idea of the possible and unattainable designs within that budget, as well as be more precise in calculating design costs?	The Puerto Rico Convention Center District Authority (PRCCDA) entered into an agreement with the PRDOH where funds in the amount of \$137,147,665.00 were allocated under the Economic Development Investment Portfolio for Growth (IPG) Program CDBG-DR for the execution of all three projects under the Navy Pier / Bahía Urbana Project.
35	NP	NP	Who is responsible for the geotechnical report?	This is an ongoing study.
36	NP	NP	Should the bidders consider in their proposals the Land Surveying and topography?	No. It will be provided to the selected proponent.
37	NP	NP	Should the bidders consider in their proposals the Lead and asbestos study?	Yes.
38	NP	NP	Photos in the RFP show a corroded sheet pile and or retaining structure, and in appendix C 3 sheets of facility plans with approximately 1,100 feet to 1,300 feet. Is the complete existing sheet pile and the existing concrete sheet pile going to be replaced?	Existing sheet pile and the existing concrete sheet pile are going to be abandoned and replaced.
39	NP	NP	A bathymetric study mentioned as completed Will this study be delivered to the selected firm, so that the study can be used for the design?	See Answer Question Number 1
40	NP	NP	Will the proposed project (conceptual design) (bulkhead boardwalk) (as shown in attachment R page 259) of the pdf, will be designed as per existing footprint?	See Attachment 2 that illustrates the coordinates for footprint and extend approximately up to eighteen (18") inches into water.

41	NP	NP	If the answer to question 6 is negative, please inform the bidders how much distance can be moved for the conceptual design project (20-meter strip) outer boundary condition, inland or in water with respect to the existing sheet pile?	See Attachment 2 that illustrates the coordinates for footprint and extend approximately up to eighteen (18") inches into water.
42	NP	NP	If the answer to question #6 is affirmative, please inform how the temporary construction phase (removing existing sheet pile) will be attended, since this might provoke temporary stability issues that might affect existing facilities, and or temporary environmental impacts to attend to the temporary stability issues?	Existing sheet pile and the existing concrete sheet pile will be abandoned and replaced.
43	NP	NP	What specific permits must the bidders consider?	Refer to RFP Package, Page 42, Task 2.2 "Code and Permit Review Conduct a Code and Permits Review and confirm all necessary permits and approvals required for the construction of the Project. The A/E Firm shall meet with regulatory agencies as necessary and shall cooperate in obtaining all required approvals. The A/E Firm shall submit documents to all applicable regulatory agencies or authorities."
44	NP	NP	What specific studies and or tests must the bidders consider for this RFP?	Refer to RFP Package, Page 41, Task 2 – "Existing Conditions Document/Permit: Within 2 weeks of the NTP, the A/E Firm shall evaluate all available information regarding the 30% approved schematic design, including reports, data and any other records provided by PRCCDA. Specific preparation tasks shall be organized and determined by the A/E Firm based on the schematic design and existing conditions; however, such tasks are expected to include, but not limited to, the following: • Conduct all necessary fieldwork for verifying and documenting the existing conditions of the project area. • Review environmental and technical studies/reports prepared for the project. • Determine whether additional studies are required."
45	NP	NP	Please clarify if this facility will be designed to receive ships? If so please clarify which ship category the facility will be receiving?	No, this facility will not receive ships.
46	NP	NP	In the attached drawing pages 260- 266 it seems that the area identified as Navy frontier, will this remain unaltered, if so please mention if a fence or wall should be designed to separate the navy frontier with the proposed project?	No fence or wall should be design to the north side.
47	NP	NP	Page 2 of 19 of the RFP (page 36 of pdf) shows an area identified as Navy frontier, nonetheless we haven't identified a scope for the existing structures and or site, please advise the specific scope of work in the area identified as Navy frontier?	This area is out of scope for this RFP.
48	NP	NP	Can the bathymetry be shared with the bidders at this time?	See Answer Question Number 1
49	NP	NP	Is there an existing as built for this project that can be shared with the bidders?	Survey and details for existing conditions will be provided along with 30% design.
50	NP	NP	Page 5 of 19 of the RFP mentioned that Proposer shall take into consideration the necessary surveys, studies, and reports to assess the conditions of the existing bulkhead, nonetheless, this report seems to imply that studies where previously performed and that the existing sheet pile shall be replaced or abandoned. Therefore, please address specifically, what surveys, studies, and reports to assess the conditions of the existing bulkhead are needed?	No further studies will be performed on existing bulkhead conditions. The existing sheet pile and the existing concrete sheet pile are going to be abandoned and replaced.
51	NP	NP	It is mentioned that thorough stormwater and runoff management strategies must be considered, since the new captation area is relatively small and it is a canal can surface runoff and discharge, be considered as an alternative?	Design shall comply with USACE and other relevant agencies.
52	NP	NP	The RFP mentioned that the drainage measures will protect the project from flooding, none the less this project is located in a AE floodway flood ZONE, therefore it will be flooded, please clarify the intention of the (protect from flooding) as mentioned in the RFP?	Proponent shall comply with measures indicated in Floodplain Management Executive Order 11988.
53	NP	NP	If possible, please provide any permit or other information that could ultimately affect the design.	See Answer Question Number 1.
54	NP	NP	We hereby request the Geotechnical Studies from Collier TMNT of PR and the Navy Frontier GPR Soil and Remediation Work.	See Answer Question Number 1.
55	NP	NP	Is the firm or team involved in the 30% design phase precluded from participating in this RFP?	Refer to answers to Question 9, above.
56	NP	NP	According to RFP Section 3 (Scope of Services), it appears PRCCDA intends to select multiple firms. Could you please confirm this? Additionally, is there a minimum or maximum number of firms that PRCCDA plans to select?	Multiple firms might be selected to address all three projects simultaneously, within the period of performance established in the Subrecipient Agreement (SRA) between PRDOH and PRCCDA.
57	NP	NP	Could you provide a list of agency endorsements that have already been received by PRCCDA (e.g., SHPO, ICP, DNRA, Municipality of San Juan, etc.?) Are any of these endorsements expired?	The endorsement is an ongoing effort.
58	NP	NP	Besides, "NEPA consultations", what permits are currently being processed and obtained by PRCCDA?	Notification of Area de Planificacion Especial-Zona Carsica
59	NP	NP	Under which NEPA type action (i.e., CATEx, EA or EIS) is the project being reviewed and processed by HUD?	Environmental Assessment (EA).

60	NP	NP	When is the NEPA process expected to be completed?	During or before 1st quarter of 2026.
61	NP	NP	Has the public comment period for the NEPA process concluded?	No.
62	NP	NP	Please confirm whether the selected proposer will be responsible for preparing and submitting permit applications to OGPe, the Municipality of San Juan, and federal agencies (e.g., USACE), and for obtaining the necessary approvals.	The A/E firm will be responsible for preparing and submitting permit application of state and local endorsements to obtain construction permit. No federal agencies permits should responsibility of the A/E firm.
63	10	RFP Section 3.4	Does the 165-calendar-day contract term include the time required for permit approvals?	The 165-calendar-day refers to design and bid support phases.
64	11-12	RFP Section 3.6	Please clarify whether the "timeframes of performance" refer solely to the 60%, 90%, and 100% design plan deliverables, and whether this excludes permit approvals.	Timeframes of performance is related with deliverables design plans and construction documents up to 100%. See Answer Question Number 63.
65	NP	NP	Please note that the following studies were not included in the RFP. As they are important for preparing a cost proposal, we kindly request copies of the following: • Topographic and Site Survey • Subsurface Utility Survey • Bathymetric Study • Geotechnical Study • Benthic Study • Sedimentation and Scouring Study • Met Ocean Study • Environmental Drilling • Groundwater Monitoring • Phase I (or Phase II) Cultural Resources Study	See Answer Question Number 1.
66	10	3.4	The Contract term included is 165 days for design and bid support phases, 540 days for construction support phase. Recognizing the demand for A&E works and the availability of experienced professionals authorized to perform the solicited professional services; is PRCCDA in a position to consider longer execution times in the order of 550 days for the Architectural-Engineering Design & Bid Support Phases? a. Does the PRCCDA has an MOU with Local Agencies in charge of Regulatory permit and Endorsements, to comply with the established duration timeline? If so, please provide copy of MOU.	PRCCDA doesn't have an MOU with any Local or Regulatory Agency.
67	41-42/266	attachment 1- Sect.4	For schedule purpose, how much time will take PRCCDA to review and comment the deliverables?	The PRCCDA and their consultants are committed to review and comment on the deliverables during not more than three (3) working days from receiving the design package.
68	41-46/266	attachment 1- Sect.4	For schedule purpose, how much time will take PRCCDA considered for the 30% Conceptual Design intake revision and Gap Analysis? a. Will this period be excluded from that of the contract term of 165 days for design? b. Has Sea level rise been considered as part of the final seawall elevations? Will information be provided in the ongoing CZMA document?	The 30% intake revision from A/E firm will take no more than 2 weeks and is part of 165 days contract term. See level rise is being considered in site proposed elevations.
69	151/266 41-42/266	Exhibit P, attachment 1- Sect.4.	Will PRCCDA provide copy of the 30% Schematic Designs as part of this procurement for review of the Consultants? a. Is there an RFI process to request the technical studies already completed?	See Answer Question Number 2.
70	38-40/266	attachment 1- Sect.4	Has Sea level rise been considered as part of the final seawall elevations?	Yes.
71	151-266/266	Exhibit P	The RFP present in the "Attachment P" general conceptual design sketch for the Bulkhead/Boardwalk. Based on the previous statement, we formulate the following questions: a. Is it mandatory to include all or some of the conceptual design elements that will be provided by PRCCDA? Can alternate design concepts be incorporated for the final design? b. The 30% "Transfer Package" includes all the preliminary engineering studies and reports such as Land Survey, Geotechnical Report, Traffic Study, Pavement Design Report, Environmental Documentation, SUE, Drainage Report, etc.? What is the process to request those documents? c. Who developed those conceptual design and general diagrams showing the elevations and proposed boardwalk and bulkhead design?	a. Alternate design concepts can be incorporated if it doesn't affects the federal environmental permits. (Environmental Review Record - ERR) b. All ongoing studies will be provided by the PRCCDA after award. c. PRCCDA's consultant developed the conceptual design.
72	151-266/266	Exhibit P	PRCCDA will provide an approved Environmental Document along with the 30% "Transfer Package"?	An approved Environmental Review Record along with 30% design will be provided by PRCCDA.

73	36-54/266 151-266/266	attachment 1- Sect.4) (Exhibit P)	PRCCDA will provide Utility or any other priority system Right of Way and Right of Way certificate along with the 30% "Transfer Package".	Utility or any other priority system Right of Way and Right of Way certificate will not be part of the 30% "Transfer Package".
74	07/266 36-54/266 151-266/266	(attachment 1- Sect.4) (Exhibit P)	Does PRCCDA will provide an express coordination mechanism to coordinate the design of the utility relocation where needed?	Yes, if needed.
75	36-54/266 151-266/266	attachment 1- Sect.4,) (Exhibit P, P.	Does PRCCDA identified any potential adverse effect to any Historical or Archeological site (highlighting the remaining structures of the existing "Utility Building" and "Public Work Building- potential structures to be impacted on the boardwalk ROW)?	Ongoing efforts will determine if any adverse effect is in place. Subrecipient is working with Section 106 for SHPO. The A/E firm will be responsible of obtaining the state endorsement from the Institute of Puerto Rican Culutre. (ICP)
76	36-54/266	attachment 1- Sect.4,	DPTW, PRHTA, FHWA and AASHTO guidelines and specifications will be included for the Complete access road and Boardwalk portion of the SOW?	Access road is not part of the scope of work for this RFP.
77	151-266/266	Exhibit P	Are there any other proposed projects from PRCCDA that need to be coordinated with this one (ex. Interior lot projects)?	PRCCDA is considering other future developments that might complement this project. They will be shared to the A/E firm under contract.
79	151-266/266	Exhibit P	Relocation of tenants (San Juan Pilots, Harbor Bunkering, etc.), is to be done by PRCCDA prior to the start of the construction?	Yes, under Uniform Relocation Act.
80	NP	NP	Are there any other proposed projects from PRCCDA that need to be coordinated with this one?	PRCCDA is considering other future developments that might complement this project. They will be shared to the A/E firm under contract.
81	NP	NP	Per information generated during the site visit: a. Please clarify if the PMO will be responsible for the Environmental regulatory agencies endorsement and Construction permits from the Federal Agencies side b. When will be expecting an addendum with information related to the Ramon Power entrance access? Will survey information be included? c. It was mentioned there might be a potential modification of the Master plan intention of considering the use of the bulkhead with future capacity of small vessel operations. Please formally confirm the intentions. d. Would the survey of existing infrastructure (including all Port Authority communication system, etc.) provide information of all existing or passing through utility systems through the project site, which may impact the Port Authority or USCG operations. e. Has PRCCDA identified any potential environmental contamination on the site due to the industrial activities that have been undertaken in the Frontier Pier for the past 50 years? •Does the Environmental information to be provided, acknowledge the existing and location of nearby Brownfield area conditions and potential of subsurface transfer?	a. PMO provides support with federal Environmental regulatory agencies endorsement that is being developed by Recipient. b. Information will be provided during kick-off meeting. c. No vessels operations encompass the project. d. Any required information regarding existing infrastructure that might affect the design and construction permit will be discussed and addressed with designer during kick-off meeting. e. A Soil Environmental Drilling and Grounwater Monitoring activites were performed on 2024, indicating four (4) contaminants on subsoil and one (1) contaminant encountered on groundwater, these exceeds the Regulatory Screening Level. • The environmental information does not include any CERCLA or RCRA nearby sites. For your convenience, based on EPA Brownfield record, the only Brownfield site near the Navy Frontier is Pier 14.
82	NP	Appendix Q	Favor facilitar requisitos de excavación (profundidad máxima de excavación) considerada en los documentos ambientales que se están preparando para el proyecto (Section 106/ERR).	Section 106 is an ongoing effort, it will be provided with 30% design.
83	2-4	Attachment 1-Scope of services (3. Scope of services)	Cuál es el costo de construcción aproximado de las obras de mejoras para el proyecto?	The Navy Pier Bulkhead and New Boardwalk Project will be funded with HUD federal funds. The Puerto Rico Convention Center District Authority (PRCCDA) entered into an agreement with the PRDOH where funds in the amount of \$137,147,665.00 were allocated under the Economic Development Investment Portfolio for Growth (IPG) Program CDBG-DR for the <u>execution of all three projects</u> under the Navy Pier / Bahía Urbana Project.
84	1	Attachment 1-Scope of services (1.Introduction)	Durante el site visit, se mencionó que el diseño del 30% del proyecto están en proceso. Pueden proveer un Progress issue del diseño del 30% que se esta preparando para este proyecto?	At the presente time, no additional information is available regarding the 30% schematic design. As per RFP Attachment 1, "Scope of Services", Section 1 Introduction, "The Selected Proposer will receive a "Transfer Package" with the 30% schematic plan and is expected to continue design to reach the 100% construction design and permits, assist with bid documents, and Supervise during the construction, among other Tasks."
85	1	Attachment 1-Scope of services (1.Introduction)	De proveer los documentos y estudios del 30%, es posible proveer tiempo adicional para la entrega de la propuesta con el propósito de revisar todos los documentos del diseño conceptual y estudios?	In RFP page 41: "Task 2 – Existing Conditions Document/Permit Within 2 weeks of the NTP, the A/E Firm shall evaluate all available information regarding the 30% approved schematic design, including reports, data and any other records provided by PRCCDA."
86	NP	Exhibit P	Favor de proveer todos los estudios completados del proyecto para revisarlos previo a entrega de subasta.	Please refer to answer to question #1.
87	NP	Exhibit N-Cost Form	Aclarar si en la lista del Key-Staff donde menciona ingeniero ambiental, si este puede ser un especialista ambiental para atender los asuntos ambientales.	A required trained personnel with experience in the subject and a professional and educational background in fields that can be related to the subject as environmental specialist.
88	2-4	Attachment 1-Scope of services (3. Scope of services)	Para la iluminación en el área del boardwalk, se va a considerar alumbrado solar?	Solar power may be considered.
89	2-4	Attachment 1-Scope of services (3. Scope of services)	Se requiere proveer electricidad para otros usos(y cuales serian esos usos)? Cual es el punto de conexión?	Electricity will be only related with public use. A possible conection point will be provided as part of the 30% of design.
90	13	Attachment 1-Scope of services (Bid Support Phases)	De requerir un estudio Phase 1A (requerido por ICP), debemos incluir este estudio en la propuesta?	Phase 1 A was performed during 2008. The Proposer will need to take into consideration the Phase 1 B as part of the proposal scope of services for ICP.

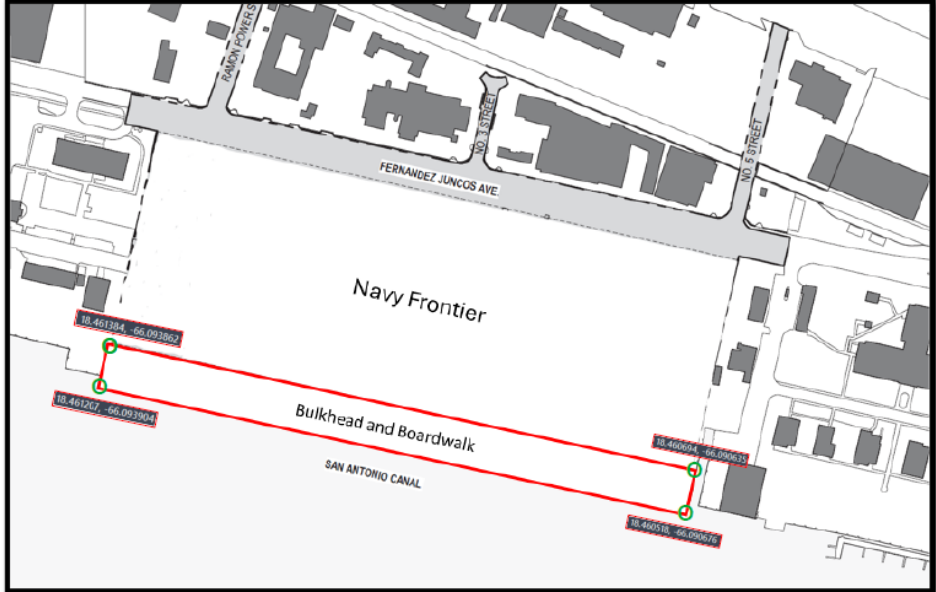
91	13	Attachment 1-Scope of services (Bid Support Phases)	Quien es responsable de preparar la plantilla y formato del Bid Form (RFP document) para los servicios de apoyo en la fase de subasta?	Is responsibility of the A/E firm to support the PMO with preparing the Invitation for Bid package.
92	2-4	Attachment 1-Scope of services (3. Scope of services)	El RFP indica que hay poner en drones los spoils de los boring y hacer pruebas de contaminación, y luego disponer del material.	The section mentioned "Attachment 1-Scope of Services (3. Scope of Services Pgs 2-4)" was verified, it does not mention the topics mentioned in the question. This RFP does not request geotechnical services.
93	2-4	Attachment 1-Scope of services (3. Scope of services)	Existe algun requisito para la siembra de arboles (landscape) en el área del boardwalk?	All proposed landscape desing alternatives need to comply with federal and state requirements.
94	2-4	Attachment 1-Scope of services (3. Scope of services)	El RFP menciona instalación de utilidades en el área del Boardwalk. Cual será la capacidad a considerar para las líneas de agua y sanitario? Donde serán los puntos de conexión para estas utilidades?	Proponent shall consider all utilities for (2) public/multiple bathrooms and public electricity. The connection for these utilities will be at the two end points where there will be future public roads.
95	2-4	Attachment 1-Scope of services (3. Scope of services)	Existen en el área del boardwalk estructuras del sistema pluvial que requieran mejoras?	irm
96	NP	Exhibit P	Los estudios preparados, incluyen recomendaciones o requisitos para medidas de control de erosión en el área?	Correct. It includes the Stormwater Pollution Prevention Plan (SWPPP) and Spill Prevention Control and Countermeasures (SPCC), among others. Please refer to the Sedimentation and Scouring study on the link on answer to question 1.
97	NP	Exhibit P	La documentación ambiental federal ya está en proceso de realizarse o completado. No se observa la parte de permisología ambiental local (EA o Exc. Cat., sucesivamente). ¿Corresponde al diseñador realizar la parte de permisología local ambiental, incluyendo PUI, SWPP, Reciclaje, Evaluacion Ambiental o exclusion categórica?	The responsibility of addressing federal environmental endorsements to obtain Authorization to Use Grant Funds (AUGF) is the Subrecipient. The A/E firm is responsible of addressing all local state environmental endorsements required to obtain construction permit for project execution.
98	NP		We would like to request an extension to the Submission of Questions and Requests for Clarification period until 4 days after the advance print of the 30% transfer package has been received.	No.
99	10	3.0-Scope of services	Scope of services page 9 RFP document, third paragraph, clarify item iii) refers to construction support services.	Refers to designer services during construction.
100	9	Attachment 1-Scope of services	Scope of services, third paragraph, clarify if consultations and notifications processes that the currently PRCCDA is currently undergoing include the recommendations of infrastructure agencies.	From the PRCCDA only address recommendation from federal agencies required to obtain Environmental Review Record and Authorization to Use Grants Funds by HUD.
101	10	3.0-Scope of services	Provide copy of CDBG-DR IPG Program Guidelines and CrossCutting Guidelines.	A copy of the CDBG-DR Economic Development Investment Portfolio for Growth Program Guideline, September 30, 2024 (V.6), and of the Cross-Cutting Guidelines Applicable to all PRDOH CDBG-DR/MIT Programs, November 4, 2024 (V.4), is provided as Attachment 5 of Addendum No.1 of RFP No: CDBG-DR-IPG-PRCCDA-2025-02.
102	11	Section 3.5 Payment	Provide list of supporting documentation required for invoicing	Training for invoicing requirements will be provided by the PMO to selected proposer after contract.
103	12		Will liquidated damages be applied to a design contract?	Yes.
104	12	Section 3.7	Provide list of ineligible activities	All ineligible activities represent efforts that are not included in the Scope of Service presented in this RFP.
105	13	Section 3.10	Please clarify what is meant by: "Proposers are encouraged as part of this RFP to provide descriptions of their current and/or anticipated business arrangements with Local Parties and local Parties who are Team Members and Key Individuals for the Project, as applicable.	The encouragement for Proposer to provide descriptions of their form of business is provided as guidance to comply with Section 6.2. Qualification Requirements, 6.2.1., page 26 of the RFP.
106	19	Section 5.3. Proposal Electronic Submission	Should proposal be submitted in three separate emails?	Correct.
107	30	NP	Proposal evaluation- Will proposal be evaluated based on a point scoring system as defined in Section 9.2 page 30 RFP document? Or based on a responsive review as defined in Section 9.3 page 30 RFP document?	Both systems mentioned in Section 9.2 and 9.3 are part of the Proposal Evaluation.
108	30	NP	Will the price proposal be evaluated based on reasonableness as defined in Section 9.11 page 32 RFP document? Or best value as defined in Section 9.2 page 30 RFP document?	Both systems mentioned in Section 9.2 and 9.3 are part of the Proposal Evaluation.
109	3	Section 2.2 Attachment 1 SOW	Please confirm if existing the existing docks will be eliminated and the area will be incorporated as part of the new boardwalk for public use.	Existing docks will be eliminated.
110	3	Section 2.2 Attachment 1 SOW	What are the mitigation measures outlines in the environmental review?	Since the environmental review is an ongoing process, at present, mitigation measures are not available.
111	7	Section 2.1 Attachment 1 SOW.	Consultation and Permitting with the Corps of Engineers shall be included in the Scope of Work or will it be by others?	USACE Joint Permit will be issued as part of the NEPA Environmental Review Process by PRDOH Environmental Consultant.
112	8	Section 3.3 Attachment 1 SOW	Provide Preliminary Scope of Work	Scope of Work is available in the RFP.

113	10	4Clar.2 Attachment 1 SOW	How many renderings and perspectives to be included?	All required renders that will support with construction permits and Invitation for Bid process.
114	13	Section 7.2 Attachment 1 SOW.	Clarify if the services requested are construction supervision of inspection services.	Construction Supervision.
115	13	Section 7.2 Attachment 1 SOW.	Clarify difference between Field Supervision reports and Field Inspection reports. Clarify if the services requested are construction supervision of inspection services.	Construction Supervision services is required for this RFP. Inspection services will be addressed by a third party. The construction supervision service needs to be performed by the selected designer.
116	NP	NP	Please be more specific on Page 15 Section 7.10 Attachment 1 SOW as language is too broad?	Collaboration with any requirement by PRDOH regarding monitoring progress, as part of the construction oversight that will be performed by the Subrecipient PMO.
117	15	Task 8 Attachment 1 SOW	Construction quality is not part of the responsibility of Construction Supervision- Clarify if the services requested are construction supervision of inspection services.	Collaboration with any requirement by PRDOH regarding monitoring progress and quality, as part of the construction oversight that will be performed by the Subrecipient PMO.
118	14	Section 7.4 and 7.5 Attachment 1 SOW	Please clarify which items of the scope of work of sections 7.4 and 7.5 will be by Construction Supervision and Construction Inspection. There seems to be an overlap in responsibility and more responsibility is being assigned to the Construction Supervision than is customary. Clarify if the services requested are construction supervision of inspection services.	Please see clarifications provided in Attachment 2 of Addendum No. 1.
119	14	Section 7.9 Attachment 1 SOW	Please clarify responsibility for Field inspection report for Construction Supervisor	This shall be a collaboration between Construction Inspector and A/E Construction Supervisor.
120	16	Attachment 1 SOW	Please clarify which items of the scope of work of section 8.1 thru 8.5 will be by Construction Supervision and Construction Inspection. There seems to be an overlap in responsibility and more responsibility is being assigned to the Construction Supervision than is customary. Clarify if the services requested are construction supervision of inspection services.	Please see clarifications provided in Attachment 2 of Addendum No. 1.
121	18	Section 7.1 Attachment 1 SOW	What key staff positions need to have Key staff in the roles for this project should have at least ten (10) years of experience in designing maritime facilities and five (5) years with federally funded programs.	Key Staff that requires the minimum experience are: - Licensed Senior Design Manager - Structural Engineer
122	36	Attachment 1	Will 30% of Schematic Designs and Project Estimate be made available to interested proponents at least a week before the due date to submit this proposal as discussed during the site visit?	At the present time, no additional information is available regarding the 30% schematic design. As per RFP Attachment 1, "Scope of Services", Section 1 Introduction: "The Selected Proposer will receive a "Transfer Package" with the 30% schematic plan and is expected to continue design to reach the 100% construction design and permits, assist with bid documents, and Supervise during the construction, among other Tasks." As per Scope of Work, Task 3 the proponent shall develop a cost estimate.
123	NP	Exhibit P	Will the results of all studies and/or tests already completed or currently underway be made available to interested proponents at least one week before the due date to submit this proposal?	Please refer to answer to question #1.
124	40	3	Will any study or test remain pending? If so, who will be responsible for performing necessary surveys, studies, and reports to assess the conditions of the existing conditions? Will there be time allotted to perform these tasks as additional services?	A Geotechnical Engineering Services is intended to be performed in the near future by PRCCDA.
125	9	3	At what stage is the Environmental Review Process at the time of this RFP? Who is responsible for undertaking all tasks related to the ongoing environmental compliance process (federal and/or state)?	The Environmental Review Process is an active process running parallel with RFPs. The stakeholder responsible for the federal environmental compliance is the PRDOH Environmental Consultant. PMO will be assuming the local/state Environmental Compliance.
126	37	Attachment 2.1	Will the selected A/E firm be responsible for any impact in the area between the 20m-wide boardwalk and Fernandez Juncos Ave?	No.
127	152	Exhibit Q	Must the structural assessment study included in the RFP (entitled "Above and Below Water Routine and Structural Assessments: Navy Frontier Wharf" of May 2018) be redone or updated to account for any change in structural condition? If so, by whom?	No, this was for reference purposes.
128	258-259	Exhibit Q	Conceptual Designs. Will the needed information (grading, electrical demand, plumbing, access, other design features, etc) to design for the infrastructure needed accommodate the type of facilities depicted in the conceptual designs be made available in the 30% SD to be provided?	The selected proponent will receive as part of the schematic design of 30%, the set of plans for: Elevations, Sections, Architectural Plans and some necessary structural detail to support further environmental endorsement.
129	4-6	Attach 1 SOS	Geotechnical and SUE studies will be delivered as part of the 30% design submittal package if deemed necessary?	Geotechnical studies is an ongoing effort. The SUE studies and other supporting studies are available. Refer to the link on answer to question 1.
130	11-12, 15	MARAD Report Exhibit Q	The MARAD Report/Study recommends demolition and replacement of the wharf, due it is beyond repair. Can you confirm this is the intended SOW?	See Answer Question #38. Existing sheet pile and the existing concrete sheet pile are going to be abandoned and replaced.
131	11-12, 15	MARAD Report Exhibit Q	The MARAD Report/Study recommends considering raising the pier bulkhead to account for sea level rise and storm surges. Are studies establishing the Base Flood Elevation (BFE) to be provided as part of the 30% design submittal package if deemed necessary? Is this rise in elevation taken into consideration by the A/E firm developing 30% design submittal package? Is this rise in elevation part of current consultations with all regulatory and permitting agencies?	Rise in elevation will be considered as part of the 30% design.

132	4-6	Attach 1 SOS	Does the 30% design submittal include definition of all project components including recommended wharf type?	There is no Wharf component as part of the scope of this project.
133	4-6	Attach 1 SOS	Does the A/E firm working on the 30% submittal package developing design using AutoCad, BIM AutoCad 3D, Revit or any other BIM technology? Will these be made available in pdf or can they be made available to awarded proposer in original format?	See Answer Question #29. The selected proponent will receive in Autocad: Elevations, Sections, Architectural Plans and some necessary structural detail to support further environmental endorsement.
134	7-8	2.2	Will the proposer assist the 'Owner' or is it the responsibility of the proposer to ensure that all contracts, services, work and activities performed pursuant to this RFP, are eligible under United States Department of Housing and Urban Development (HUD) and the Community Development Block Grant - Disaster Recovery Grants and performed in accordance with HUD, and other applicable Federal and Government of Puerto Rico regulations, policies and guidance, including Terms and Conditions of the Federal Award and PRDOH, CDBG-DR requirements.	Correct.
135	9	3	What additional tasks are being considered as possible modifications to the awarded contract?	None.
136	10; 52	3.4; Attachment 1, 6	Is there time allocated in the schedule for permitting?	Permitting shall begin during Task 2 and Completed before Task 7.
\$137	10; 52	3.4; Attachment 1, 6	The time in page 10 of 165 calendar days for A/E Services & Bid Support Services does not jive with timeline in Attachment 1, section 6; Duration of a total of minimum 27 weeks from NTP which equals 189 calendar days. Please confirm.	The 165 days correspond to the segment of time between Task 3 and Task 6. Please see page 10 of the RFP for reference.
137	18	5.1	As part of the submission of the electronic proposal, if the proposal submission file is too large (larger than 500MB as per RFP) for delivery via email, is there an alternative electronic transfer method that can be used to send the proposals?	The Procurement email that will receive all proposals have the necessary capacity to accept files. Nevertheless, if is still not accepting the Proposal, feel free to segregate submissions in separate emails and specify in Subject the total of emails with the specific part that is being submitted. (Example: 1 of 3, 2 of 3 & 3 of 3)
139	37	Attachment 1, 2.1	Is the demolition and demolition package for the existing one-story steel structure used to operate by the Ports Authority part of the scope of work?	No.
140	147-149	Exhibit N	Can the cost forms be provided in MS Excel format?	No. Only PDF format will be accepted. Please see section 5.3.2. Proposal Upload Files.
141	17	Section 5.1 Proposal Format	Could the 1.5 line requirement be waived for resumes?	Yes.
142	NP	NP	Is there any Government permit actually pre-initiate for the project from which the A/E proponent will continue on?	No.
143	NP	NP	Does the project consider any type of boat/vessel mooring in this pier, small or large?	The project does not consider any vessel mooring for the pier.
144	NP	NP	Drawing A1-Proposed Architectural Site Plan blocks out (fade out) a parcel development above the proposed boardwalk strip. Is this area to be consider for A/E design? Are the extension of Ramon Power Streets, Del Tren Street and No.5 Street into this block out area, part of the boardwalk A/E design	The streets mentioned are not part of the scope of work of this RFP. Please, refer to Attachement 3 of Addendum No. 1.
145	NP	NP	Are there any conceptual drawing,renderings or external document on record, to use as a reference to understand government expectancy and aspirations to be achieved? Bahia Urbana Development, Convention District Development, Triangulo Dorado?	Only the information included in the RFP is considered as part of the official information.

Attachment 2 - Changes to Attachment 1, "Scope of Service"

Changes are highlighted in gray.

Page on RFP Package CDBG-DR-IPG- PRCCDA-2025-02	Description
#36	<p>1.Introduction Third paragraph</p> <p>As part of the Scope of Services the PRCCDA is providing all Proposers with the project's Conceptual Design (Exhibit R). At the time of issuance of RFP No. CDBG-DR-IPG-PRCCDA-2025-02, an A/E Firm is preparing the 30% Schematic Designs to comply with the Federal government's environmental standards. The Selected Proposer will receive a "Transfer Package" with the 30 % schematic plan and is expected to continue design to reach the 100% construction design and permits, assist with bid documents, and Supervise during the construction, among other Tasks.</p>
#37	<p>2.Project Description 2.1 Project Site</p> <p>Figure 1 updated.</p>  <p>Figure 1- Boardwalk and Bulkhead Reconstruction project site delineated with a red rectangle.</p>

#49	<p>Task 7 – Design Services During Construction (Supervision)</p> <p>7.4. Review of Shop Drawings, Samples, Cuts and Mock-Ups</p> <p>Receive from Construction Inspector shop drawings, samples, cuts, and mock-ups directly from the contractor for review and approval. Review, approve, and send submittals to Construction Inspector to distribute submittals per procedures described in the Project's General Conditions. The Shop Drawing Log Form shall be presented to the contractor at the Construction Kick- off (Pre-Construction) Meeting by Construction Inspector. Contractors shall be responsible for filling in the item submission dates and the delivery dates for approval by the PRCCDA. The A/E Firm Construction Inspector shall receive copies of the contractor prepared approved schedules for the submission of shop drawings, samples and catalogue cuts and shall review these lists every two weeks. The A/E Firm shall review and direct modifications if required. The A/E Firm shall act promptly and systematically to check all shop drawings, materials samples, catalogue cuts and items exhibited in mockups to determine if the submittals are in accordance with the Construction Documents.</p>
#51	<p>Task 8 - Project Close-out</p> <p>A/E Firm Closeout Submittals</p> <p>8.1 Construction "As-built" drawings for the project in a digital format (both CAD and PDF format) and hard copies). Drawings shall consist of, but not be limited to:</p> <ul style="list-style-type: none"> • Contract drawings, for all disciplines, marked-up clearly to indicate the as-built condition. • All clarification and/or changed condition sketches • Specifications (in MS Word format) • All construction specifications • All addenda • Shop drawings, submittals, etc. (electronic format) • All approved shop drawings, submittals, etc. <p>All other sections (8.2 thru 8.5) will be Construction Inspector responsibility.</p>

Attachment 3 – Corrections and/or clarifications to Exhibit R: Conceptual Design

Page on RFP Package CDBG-DR-IPG-PRCCDA-2025-02	Description
#258	<i>Aerial view (Bulkhead – New Boardwalk)</i> image was replaced to include a previously missing section on the west portion.
#260	<i>Drawing A1-Proposed Architectural Site Plan</i> image was replaced to address the image fade-out issue when zooming in.

Aerial View (Bulkhead – New Boardwalk)



Attachment 4: Corrections and/or clarifications to Exhibit P: Ongoing and Completed Environmental and Technical Studies for the Navy Frontier Pier Site

Page on RFP Package CDBG-DR-IPG-PRCCDA-2025-02	Description
#151	On the section identify as Completed Technical Studies, the Existing Topography and Site Survey were eliminated. The studies were not available at the time the RFP was issued.



Attachment 5

DEPARTMENT OF
HOUSING



CDBG-DR

PROGRAM GUIDELINES

**ECONOMIC DEVELOPMENT INVESTMENT
PORTFOLIO FOR GROWTH PROGRAM**

September 30, 2024
V.6

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PUERTO RICO DEPARTMENT OF HOUSING
CDBG-DR PROGRAM GUIDELINES
ECONOMIC DEVELOPMENT INVESTMENT PORTFOLIO FOR GROWTH PROGRAM
VERSION CONTROL

VERSION NUMBER	DATE REVISED	DESCRIPTION OF REVISIONS
1	December 18, 2020	Original Version
2	August 2, 2021	Edits were made throughout the document. Revision to Objective; Roles section to include Evaluation Committee; Key Definitions; Program Description; Program Eligibility; Eligible Entities; Eligible Costs; Underwriting Criteria; Partial Loan Forgiveness; Application Process; Expression of Interest Question (re named); Application Review Process; Duplication of Benefits sections. All edits are marked in gray.
3	August 25, 2021	Revision to Program Eligibility, Partial Loan Forgiveness and Underwriting Criteria. All edits are marked in gray.
4	June 24, 2022	Edits were made throughout the document. Revision to Program Eligibility language; Subordinated Debt language; Ineligible Activities; Ineligible Entities. Included Set Aside details and requirements. All edits are marked in gray.
5	July 14, 2023	Edits were made throughout the document. Revision to Program Eligibility language; Underwriting Criteria; Loan Forgiveness language; Application Review Process (Application Award Process); Voluntary Withdrawal Section was added. All edits are marked in gray.
6	September 30, 2024	Minor edits throughout the document. Revision to Program Income Section. All edits are marked in gray.

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1 Overview

The economy of Puerto Rico has experienced a period of decline involving disinvestment in businesses, business closures, and outmigration of workers in all sectors. Hurricanes Irma and María compounded these economic challenges significantly and created a new set of serious inhibitors to investment and economic expansion. Through the Community Development Block Grant – Disaster Recovery (**CDBG-DR**) funding, the Puerto Rico Department of Housing (**PRDOH**) is addressing unmet economic development needs on the Island to encourage long-term sustainable revitalization across industries and sectors through a suite of economic development programs. The largest of these programs is the Economic Development Investment Portfolio for Growth Program (**IPG** or **Program**).

Six hundred fifty million dollars (\$650,000,000) of CDBG-DR economic recovery funds are budgeted for the Program. Four hundred fifty million dollars (\$450,000,000) of this budget will be allotted to projects submitted during an open application window and will be underwritten per the requirements established in these guidelines. The remaining two hundred million dollars (\$200,000,000) will be set aside for the public-sector critical recovery pilot projects that PRDOH considers to be key drivers of economic recovery, such as tourism/economic development projects like the Puerta de Tierra/Bahía Urbana/Navy Pier, provided that they meet the baseline requirements to receive CDBG-DR funding. Alternative underwriting requirements may be provided for set-aside critical recovery pilot projects in subsequent versions of the guidelines.

1.1 Disaster Tie Back

The Program seeks to alleviate the exacerbated economic effects caused by the hurricanes through large-scale redevelopment projects that are transformative in nature and create jobs and/or cascading economic impacts. Job creation and retention through the recovery and growth of businesses damaged and/or disrupted by the hurricanes, and the growth of start-up businesses established after the hurricanes, are also key parts of a comprehensive revitalization strategy to enable and nurture strategic growth connections and opportunity zones.

1.2 Objective

The objective of the Program is to address the critical needs of businesses and residents of Puerto Rico, as well as to increase the Island's competitiveness for sustained economic growth by:

- Providing leveraged funding to support private investment to meet unmet economic development needs;
- Supporting projects that provide essential services and/or job opportunities, particularly for low-to-moderate (**LMI**) income residents;

- Assisting with the economic revitalization and regional recovery of hurricane-impacted communities by investing in transformative community-based projects;
- Spurring long-term job creation, with a focus on creating high-valued job opportunities for local residents;
- Meeting a recovery objective and creating long-term economic opportunities;
- Enabling the development of infrastructure projects that will facilitate the creation of high-impact economic activities, such as technology operations, science and innovation operations, Research and Development (R&D), amongst others; and
- Completing transformative, large-scale regional revitalization projects that will provide benefits to a wide range of Puerto Ricans.

1.3 Roles

The following organizations and corresponding responsibilities are critical to the successful administration of the Program:

PRDOH – The grantee and recipient of the U.S. Department of Housing and Urban Development (**HUD**) funding. Tasked with managing Program requirements, such as procurements, loan agreements, Program design approval, and implementing a communications and technical assistance strategy. Responsible for contractual oversight and monitoring of procured vendors, loan disbursements, and recording and reporting on program income.

Evaluation Committee – Created on June 21, 2021 (OE-2021-049) by the Governor of Puerto Rico. The Committee is tasked with the determination of IPG eligible projects, as well as reviewing Program applications against the Program's eligibility criteria and selecting the award recipients. The Committee is comprised of:

- Secretary of the PRDOH, who will act as President of the Committee;
- Executive Director of Management and Budget of Puerto Rico (**OGP**, for its Spanish acronym);
- Secretary of the Puerto Rico Department of Economic Development and Commerce (**DDEC**, for its Spanish acronym);
- Executive Director of the Puerto Rico Fiscal Agency and Financial Advisory Authority (**AAFAF**, for its Spanish acronym); and
- Assistant Secretary to the Governor for State Affairs.

Award Recipient - Applicants to the Program who are approved to receive funding for an eligible economic development project. The award recipient is responsible for construction management, compliance with applicable codes, regulations, and environmental standards, meeting milestones to fulfill a national objective, reporting, and successful completion of the selected project.

2 Key Definitions

- **Community Development Block Grant – Disaster Recovery (CDBG-DR):** A term for the HUD funding stream allocated to eligible disaster recovery entities via congressional appropriations.
- **Critical Recovery Projects:** Projects considered pivotal economic development drivers that will address the needs of Puerto Ricans before, during, and after disasters. These projects will not only lead to improved economic outcomes and revitalized neighborhoods that have a high concentration of LMI persons but may also result in economic growth and employment opportunities in some of Puerto Rico's Opportunity Zones.
- **Duplication of Benefits (DOB):** Financial assistance received from another source that is provided for the same purpose as CDBG-DR funds.
- **Essential Service:** Goods or services necessary for immediate and long-term community recovery. Such goods and services include, but are not limited to, recycling facilities, grocery stores, gas stations, pharmacies, healthcare providers, childcare providers, and social service providers.
- **Full-Time Equivalent (FTE):** Puerto Rico labor laws provide that the regular full-time work week equals forty (40) hours per week. FTE is calculated by dividing an employee's hours worked by 40. Part-time employee hours may be combined to determine an FTE amount (For example, one 40-hour/week position = one FTE; one 20-hour/week position = 0.5 FTE; two 20-hour/week positions = one FTE).
- **High Impact:** Economic activities that are high value, create high-paying jobs, and increase the value of the economy. Using the concept of circular flow of the gross income and product of a country, the value of the economy increases due to external factors such as exports (in this case, including the continental U.S.). Therefore, high impact here refers to economic activities that export services and goods as well as create high-paying jobs.
- **High Value:** The project application will be scored according to its ability to create or retain high-impact jobs—specifically, more than three hundred (300) full-time jobs sustained for a period of five (5) years. In addition, the applicant should explain how the project will support economic development in the local community – so the employer is considered a good neighbor who conducts community outreach. Therefore, applicants submitting proposals for such high-value economic activities, if all criteria are met, will qualify for extra bonus points.

- **Loan Servicer:** Entity selected to process loan payments, respond to borrower inquiries, and keep track of principal and interest paid.
- **Local Funding Participation:** Funds included in the project development budget from one or more Puerto Rico-based entities. Local Funding Participation may include: (1) equity investments by persons residing or doing business in Puerto Rico other than the project; (2) debt financing obtained specifically to develop the project by a person residing or doing business in Puerto Rico other than the project; (3) non-equity contributions from assets located in Puerto Rico (for example, land for development); (4) financing provided by a regulated financial institution authorized to do business in Puerto Rico (including affiliates of entities authorized to do business in Puerto Rico); and (5) financing procured, structured, or managed by an entity organized under the laws of Puerto Rico or whose primary business location is Puerto Rico. The amount of Local Funding Participation shall be the total amount of funding from eligible sources.
- **Low-to-Moderate Income (LMI):** Low to moderate income populations are those having incomes not more than eighty percent (80%) of the Area Median Family Income as established by HUD. This income standard changes from year to year and varies based on household size and geography. HUD has calculated adjusted income limits for Puerto Rico upon which an LMI determination is based.
- **Opportunity Zone (OZ):** Added to the US tax code¹ by the Tax Cuts and Jobs Act on December 22, 2017. An OZ is an economically distressed community where new investments, under certain conditions, may be eligible for preferential tax treatment. OZs are designed to spur economic development and job creation in distressed communities.
- **Puerto Rico Action Plan and its Amendments (APA):** Defines how the CDBG-DR funding allocation by HUD will be utilized in order to meet the humanitarian needs of the Island's residents through the implementation of a transformative recovery program. The Action Plan provides an analysis of the first damage calculation and reports on programs addressing unmet needs in housing, economic recovery, and infrastructure. See <https://recuperacion.pr.gov/en/action-plan/> for the English version and <https://recuperacion.pr.gov/plan-de-accion/> for the Spanish version.
- **Puerto Rico Department of Housing (PRDOH):** PRDOH has been designated as the Grantee responsible for administering the CDBG-DR funds allocated to Puerto Rico

¹ 26 U.S.C. Subchapter Z.

for the recovery from disasters caused by Hurricanes Irma and María in 2017. PRDOH will provide oversight of this Program.

- **Underwriter:** Contracted by PRDOH to perform loan underwriting of submitted IPG applications based on PRDOH-established loan and project underwriting criteria, including a review of the applicant's financial data and the viability of the project in the context of the business or industry being served.
- **United States Department of Housing and Urban Development (HUD):** The principal federal agency responsible for programs concerned with serving unmet housing needs, enforcing fair housing, and promoting community development.

3 Program Description

The Program will foster both mixed-use², community-based development and major infrastructure improvements that will support economic revitalization in Puerto Rico. The Program may also respond to the varied opportunities that the designation of OZ³ provides across the Island. The objective of the Program is to develop a series of projects that will result in economic development and make Puerto Rico more competitive for the creation and/or attraction of high-impact economic activities. These projects will result in large-scale commercial and industrial development that will address a variety of economic revitalization priorities. This may include, but is not limited to, the development and/or redevelopment of:

- Commercial developments that create high-impact economic activity, such as shipping distribution centers, office buildings, industrial/manufacturing complexes such as factories, industrial parks and R&D laboratories, hotels, and public commercial spaces such as convention centers or parking garages, amongst others. Commercial developments that do not meet the high-impact definition are also eligible; however, high-impact activities may receive bonus points;
- Mixed-use developments whereby projects will support business opportunities and other economic development in support of housing; and
- Infrastructure development to support large economic revitalization activities. This includes, but is not limited to, transportation facilities (new roads, street rehabilitation, sidewalk improvements, streetlights, parking facilities, streetscape improvements, etc.) and water, sewer, and drainage improvements directly supporting an economic revitalization activity.

² The IPG Program will only fund the commercial portion of any mixed-use developments.

³ An interactive map of opportunity zones in Puerto Rico can be found:

<https://esrimedia.maps.arcgis.com/apps/View/index.html?appid=77f3cad12b6c4bffb816332544f04542>

4 Program Eligibility

This Program will provide capital to large-scale projects, which will result in economic growth and job creation, including but not limited to those in Qualified OZs utilizing OZ investment funding, in the form of secured loans. Award terms include, but are not limited to:

- Project must result in an essential service **or** must create/and or retain one new FTE job for every one hundred thousand dollars (\$100,000) of CDBG-DR funds;
- Award amounts range from ten million dollars (\$10,000,000) to fifty million dollars (\$50,000,000)⁴;
- Loans will not exceed forty percent (40%) of a project's total cost to include, among others, the development budget (hard and soft costs), and cost of issuance⁵; exception to this may be considered where the project fulfills certain previously agreed upon criteria. A project that meets specific program goals may be eligible to receive a loan for up to fifty percent (50%) of the total project cost, based on the following criteria:

1) **Promotes the creation or retention of +300 employees**

Description: The project supports the creation or expansion of businesses that create or retain more than three hundred (300) jobs, sustained for five (5) years.

Incrementality Awarded: If this criterion is met, an additional five percent (5%) may be added to the forty percent (40%) of the total project cost. This increase applies for every seventy-five (75) jobs above the initial three hundred (300) jobs.

2) **Creates economic activities that generate +50% of their revenue from exports**

⁴ PRDOH could reassess this threshold once completed with the outreach phase. The award minimum may be reduced, provided that the application analysis reflects that notwithstanding a reduction or an increase in the amount to be considered for IPG funding shall be made, the project will increase the island's competitiveness for sustained economic growth by: Providing leveraged funding to support private investment to meet unmet economic development needs, supporting projects that provide essential services and/or job opportunities, particularly for low-to-moderate income residents; Assisting with the economic revitalization and regional recovery of hurricane-impacted communities by investing in transformative community-based projects; Spurring long-term job creation, with a focus on creating high valued job opportunities for local residents; Meeting a recovery objective and creating long-term economic opportunities; Enabling the development of infrastructure projects that will facilitate the creation of high impact economic activities, such as: technology operations, science and innovation operations, Research and Development (R&D), amongst others; and Completing transformative, large-scale regional revitalization projects that will provide benefits to a wide range of Puerto Ricans.

⁵ Depending on the criteria, the loan can be up to 50%.

Description: The economic activities created by the project must generate **more than** fifty percent (50%) of their revenue from export activities.

Incrementality Awarded: If this criterion is met, an additional five percent (5%) may be added to the forty percent (40%) of the project's total cost. This increment applies for every additional twenty-five percent (25%) of revenue derived from export activities.

- The maximum loan amount is capped at fifty percent (50%) of the total project cost, as qualified;
- Project must have a viable and verifiable source of funding for the total costs not covered by the award;
- Amortization of principal balance will not exceed thirty (30) years; interest rate will not exceed two percent (2%) per annum, determined by the project's cash flow, ability to service debt, and other underwriting considerations that apply, according to the particular circumstances of each case;
- Loan will be collateralized. The lien position of the collateral, such as real estate, capital equipment, or liens on other property, may be subordinated to senior loans, if applicable;
- Loan may be subordinated debt, in relation to IPG's financing process. **Debt with** a higher claim to the asset may be senior to an IPG loan;
- When acquiring real property as part of the proposed IPG project, the asset must be used to meet one of the CDBG-DR national objectives until five (5) years after project completion. If the real property goes through a commercial transaction prior to the end of the five (5) year period following project completion, one (1) of the following conditions must be met:
 - The incoming entity will be responsible **for delivering** the services and **operating** and **maintaining** the assets developed under the award. All responsibilities will be transferred to the new entity, as determined in the award, OR
 - The award shall be returned, using a depreciation schedule to determine current value.
 - Applicant entity may not change the use or planned use of any such property from that for which the acquisition or improvement was made.⁶
- No pre-payment penalty; and

⁶ 24 C.F.R. §570.505 Use of Real Property.

- A portion of the loan may be forgiven based upon adherence to agreed-upon terms and conditions (see section on Partial Loan Forgiveness for these terms).

All projects funded by HUD must:

- Meet a National Objective;
- Meet at least one (1) CDBG-DR eligible activity;
- Be performed by an eligible entity;
- Be documentable as an eligible cost; and
- Meet established Program eligibility and underwriting criteria.

Public-sector critical recovery pilot projects to be assisted with set aside funds must only meet the following baseline requirements to receive CDBG-DR funding:

- Meet a HUD National Objective (see the National Objective section);
- Comply with at least one (1) CDBG-DR eligible activity (see the Eligible Activities section);
- Be performed by an eligible entity; and
- Be documentable as an eligible cost.

All projects funded by the IPG Program must comply with local environmental regulations and applicable laws in Puerto Rico, including but not limited to:

- Regulation 4860 of the Puerto Rico Department of Natural and Environmental Resources, as amended, known as the Regulation for the Use, Surveillance, Conservation and Management of the Territorial Waters, Submerged Lands Thereunder and the Maritime Zone⁷;
- Act No. 33 of May 22, 2019, as amended, known as the Puerto Rico Climate Change Mitigation, Adaptation, and Resiliency Act; and
- Any other applicable federal, state and local laws and regulations, as applicable.

4.1 National Objective

Funded activities must meet at least one (1) of the following HUD, CDBG-DR national objectives:⁸

- Benefit Low- and moderate-income persons (**LMI**)

⁷ Regulation 4860, as amended is publicly available online at: https://www.drna.pr.gov/wp-content/uploads/2019/03/Reglamento4860_Ingl%C3%A9s.pdf

⁸ As modified by waiver or alternative requirements in applicable Federal Register Notices.

- LMI Job Creation or Retention - 24 C.F.R. § 570.483(b)(4);
- LMI Area Benefit - 24 C.F.R. § 570.483(b)(1); or
- LMI Limited Clientele - 24 C.F.R. § 570.483(b)(2);
- Urgent Need - 24 C.F.R. § 570.483(d), certain requirements of which were waived by Federal Register Vol. 83, No. 28 (February 9, 2018), 83 FR 5844, 5856;
- Prevention or Elimination of Slums or Blight - 24 C.F.R. § 570.483(c).

4.2 Eligible Activities

Eligible activities for this Program, per the Housing and Community Development Act of 1974, are:

- Section 105(a)(1) – Acquisition of Real Property;
- Section 105(a)(2) – Public Facilities and Improvements;
- Section 105(a)(3) – Code Enforcement;
- Section 105(a)(4) – Clearance, Rehabilitation, Reconstruction, and Construction of Buildings;
- Section 105(a)(5) - Removal of Material and Architectural Barriers;
- Section 105(a)(7) – Disposition of Real Property;
- Section 105(a)(8) – Public Services (in accordance with 83 FR 5844, 5849);
- Section 105(a)(9) – Payment of Non-Federal Share;
- Section 105(a)(11) – Relocation;
- Section 105(a)(14) – Activities Carried Out through Nonprofit Development Organizations;
- Section 105(a)(15) – Assistance to Eligible Entities for Neighborhood Revitalization, Community Economic Development and Energy Conservation;
- Section 105(a)(16) – Energy Use Strategies Related to Development Goals;
- Section 105(a)(17) – Economic Development Assistance to For-Profit Business;
- Section 105(a)(21) – Assistance to Institutions of Higher Education; and
- Section 105(a)(22) – Microenterprise Assistance

The following activities are ineligible to apply for an IPG award:

- Operation of facilities that are not open to the general public and serve a predominantly higher-income clientele;
- Operation of professional sports teams, yacht clubs, non-public recreation facilities, private or commercial golf courses or country clubs, and casinos or other gambling establishments;
- Activities related to the operation of private utilities⁹;

⁹ Privately owned utilities are those owned by a private company rather than a public agency. The rehabilitation of construction of these utilities may be undertaken with CDBG funds under certain conditions.

- Lobbying or political activities;
- Operation of religious activities, except where expenses are clearly distinguishable between the organization's religious and secular activities.

4.3 Eligible Entities

Entities eligible to apply for an IPG award will be:

- For-profit Businesses;
- Not-for-profit Organizations;
- Community-based Economic Development Organizations;
- Community Development Financial Institutions;
- Units of General Local Government, including departments and divisions (undertaking projects to support economic development projects);
- Government of Puerto Rico Agencies, Authorities, Trusts, and Boards (undertaking projects to support economic development projects); and
- Public-private partnerships as defined by Act 29-2009, as amended by Act 297-2012, Act 27-2013, Act 173-2013, Act 237-2014; Act 1-2017 and Act 95-2017; "Public-Private Partnership Act".¹⁰

The list of entities ineligible to apply for an IPG award includes, but is not limited to:

- Entities and/or owners currently in any foreclosure or bankruptcy proceedings (this does not include Title III¹¹ or other covered entities of the Puerto Rican Government) that directly affect their ability to achieve Program outcomes and/or cover debt service obligations.

4.4 Eligible Costs

Eligible uses of funds include, but are not limited to:

- Acquisition, construction, renovation, rehabilitation or other improvement of a commercial property;
- Infrastructure improvements related to a project;
- Non-residential leasing and tenant improvements of space in an existing building;
- Purchasing capital equipment and/or inventory;
- Environmental review activities in accordance with HUD requirements at 24 CFR Part 58;

¹⁰ The Public Private Partnership Act is available online at: <https://bvirtualogp.pr.gov/ogp/Bvirtual/LevesOrganicas/PDF/29-2009.pdf>.

¹¹ Title III refers to the section of the Puerto Rico Oversight, Management, and Economic Stability Act ("PROMESA") that covers court-supervised restructurings of United States territories and their covered instrumentalities.

- Interest Reserve Costs on a case-by-case basis¹²;
- Demolition/clearance; and
- Activities related to the Americans with Disabilities Act (ADA)¹³ and removing barriers to accessibility.

Ineligible uses of funds include, but are not limited to:

- Refinancing of existing debt;
- Payment of any tax arrearages, governmental fines or penalties;
- Political or religious activities;
- Buying out any stockholder or equity holder in a business;
- Buying out or reimbursing any family member;
- Purchase of instruments or investments for the sole purpose of a return on investment; and
- All other activities prohibited by the CDBG regulations in 24 C.F.R. Part 570, or 2 C.F.R. Part 200.

4.5 Underwriting Criteria

As required by the corresponding eligible activity, award applicants must meet the following minimum underwriting criteria:

1. A minimum credit score of 600 for owners with twenty-five percent (25%) or more ownership interest or guarantors;
2. Minimum current or projected debt coverage ratio of 1.1:1 (including all new debt service resulting from the project)¹⁴;
3. Should reserve right to establish Loan-to-Value (LTV) limit based on type of loan, but LTV can never exceed 100% of the value of the property or guarantor of the debt, including the calculation of interest; and
4. A limited personal or corporate guarantee, for up to ten percent (10%) of the amount of the loan, is required for owners with twenty-five percent (25%) or more ownership interest.
 - Entities without twenty-five percent (25%) or more ownership interest will be required to meet alternative requirements, which may include a reduced loan-to-value ratio and/or alternative guarantors.

¹² The interest reserve is typically required by the lending institution and is funded through the loan proceeds. This will be determined on a case-by-case basis during the underwriting and loan structuring phase based on all available sources and uses of funds.

¹³ 42 U.S.C. § 12101 *et seq.*

¹⁴ This expression refers to a financial language which measures the applicant's ability to pay based on the proportion of their income *vis a vis* the repayment of existing debt plus proposed financing.

At its sole discretion, and on a case-by-case basis, PRDOH may consider any other alternate guarantee requirements it deems appropriate.

These applicants must meet the CDBG Underwriting Criteria of 24 C.F.R. § 570.209:

1. That project costs are reasonable;
2. That all other sources of project financing are committed;
3. That CDBG funds are not substituted for non-Federal financial funding or support;
4. That the project is financially feasible;
5. That to the extent practicable, the return on the applicant's equity investment will not be unreasonably high; and
6. That to the extent practicable, CDBG funds are disbursed on a pro rata basis with other finances provided to the project.

Evaluation criteria will assess the underwriting evaluation and the merits of the project to meet program objectives and description as outlined in these Program guidelines. Additional weight may be given to projects that:

1. Target a sector outlined in the Program objectives; or
2. Spur long-term job creation with a focus on creating high-valued jobs; or
3. Generate high impact; or
4. Serve the **Ponce Port** area.

4.6 Partial Loan Forgiveness

A project that meets specific program goals will be eligible to have **up to** fifty percent (50%) of their loan forgiven upon satisfactory payments of the required portion of the loan. The Program will determine **the** time schedule for the forgivable amount and transaction. The forgivable portion will not be repayable unless the awarded business is placed in default or does not meet the loan forgiveness requirements. Defaulted or non-compliant loans will be subject to full repayment of their loan per the terms of the loan agreement. Partial loan forgiveness is calculated based on the following criteria:

CRITERIA	DESCRIPTION	FORGIVENESS AWARDED
1) Benefits Low-to-Moderate Income Persons	The project successfully meets HUD's National Objective of benefitting low-to-moderate income persons, either by LMI Area Benefit, LMI Job Creation, or LMI Limited Clientele.	If yes, twenty percent (20%) of awarded amount is forgiven.
2) More than 10% Local Funding Participation	For every increment of up to twenty-two-point five percent (22.5%) or fraction in local funding participation over the minimum of ten percent (10%) required (10% to 32.5%, up to 55%, up to 77.5%, and up to 100%), an additional five percent (5%) of the loan will be forgiven incrementally.	If yes, five percent (5%) of the awarded amount is forgiven for every increment met, with a max of

		twenty percent (20%).
3) Excess of Minimum Job Creation Benefit	The minimum threshold of job creation is one FTE job for every one hundred thousand dollars (\$100,000) of CDBG funds awarded, to be sustained for five (5) years. For every additional FTE job created and sustained for five (5) years above that minimum amount, twenty-five thousand dollars (\$25,000) of the award amount will be forgiven. Calculation for essential services entities will be based on every additional FTE job created above the amount established in the Award Notification.	An amount of twenty-five thousand dollars (\$25,000) is forgiven for every new FTE job created above the minimum required per the loan agreement. This would not exceed five percent (5%).
4) Local Suppliers Benefit	Project was supplied with locally manufactured goods and suppliers; additional loan amount can be forgiven. If seventy-five percent (75%) of materials/suppliers were manufactured locally, an additional five percent (5%) can be forgiven. Materials must be manufactured in P.R. and suppliers be fifty-one percent plus (+51%) locally owned.	Five (5%) of the loan amount can be forgiven if seventy-five percent (75%) of materials and suppliers are local.
<p style="text-align: center;">The total loan forgiveness equals the sum of the forgiveness from items one (1) through four (4). The maximum loan forgiveness is capped at fifty percent (50%) of the original award amount.</p>		

5 Program Level Outreach

Potential applicants will be able to obtain information about program timing and participation in English and Spanish at <https://recuperacion.pr.gov/welcome/en/index.html> and <https://recuperacion.pr.gov/welcome/index.html> Language Access Plan and accessible communication requirements under section 504 of the Rehabilitation Act of 1973¹⁵ and the ADA apply.

6 Application Process

PRDOH will implement this Program using a direct distribution model.

The Program will open with an Expression of Interest phase, during which interested parties will be able to submit a high-level description of their proposed economic development projects to PRDOH. The Program management staff will review the submittals to estimate

¹⁵ 29 U.S.C. § 701 *et seq.*

and determine program interest and inform program design, outreach and implementation efforts.

An open application period will follow the Expression of Interest phase. **Any interested entity that was not able to participate in the Expression of Interest phase may still submit an application to the IPG Program once the application period is commenced.**

6.1 Expression of Interest Questions

Expressions of Interest were submitted electronically at <https://recuperacion.pr.gov/welcome/index.html>.

Information included, but was not limited to:

1. Applicant Information
2. Proposed Project Description
3. Proposed Project Funding
4. Disaster Recovery Rationale
5. Project Benefits

6.2 Full Application Questions

Applications must be submitted electronically at <https://recuperacion.pr.gov/welcome/index.html>.¹⁶ Information required in the full application will include, but is not limited to:

1. Business description and history;
2. Source and use of all committed funds;
3. Area(s), industry(s), and people served by the project;
4. Demonstrate a disaster recovery rationale;
5. Detailed description of how the project will create or retain jobs and how many jobs will be created or retained;
6. Timetable of projected start and completion, including a summary of any actions that have already been undertaken;
7. Personal and/or business competencies and capabilities necessary to achieve project success and completion; and
8. Public-sector projects done in support of another economic development project will need to submit that project's information and commitments of that project's development upon completion of the public-sector project and willingness to submit documentation for HUD compliance.

¹⁶ <https://recuperacion.pr.gov/en/investment-portfolio-for-growth-ipg-program/> (English) and <https://recuperacion.pr.gov/programa-de-cartera-de-inversion-en-desarrollo-economico/> (Spanish).

6.2.1 Full Application Documentation Requirements

In addition to the application, the following documents must be included:

1. Documentation of commitment of all sources of funding (equity/other sources of financing);
2. All current relevant financial information and project pro-forma;
3. Signed federal or Puerto Rico tax returns for existing businesses including all schedules for the prior three (3) years, if applicable;
4. Financial statements for last two (2) quarters for existing businesses, if applicable;
5. Signed federal or Puerto Rico personal tax returns for all twenty five percent (25%) or more owners/principals for most recent three (3) years;
6. Personal financial statements for all twenty five percent (25%) or more owners;
7. Copy of current government-issued identification for all twenty five percent (25%) or more owners/principals;
8. Proof of business/ownership structure; and
9. Additional documentation and information besides the aforementioned documents may be requested, as necessary to meet the aforementioned requirements. However, this will not be a reason to conclude that the requirements for the complete application have not been met.

6.3 Application Review Processes

The following is a general outline of the process for submitting an expression of interest and an application to the Program:

6.3.1 Expression of Interest Review

- PRDOH will welcome the public to submit expressions of interest to determine interest in the IPG Program.

6.3.2 Application Award Process

PRDOH's program management staff will review these submittals to estimate and determine program interest and to inform Program design, outreach, and implementation efforts.

- Eligible applicants may submit a full application electronically via the PRDOH CDBG-DR website: <https://recuperacion.pr.gov/welcome/index.html>.¹⁷ The application period will last **thirty (30) calendar days**, unless otherwise extended by the direction of the Evaluation Committee;
- PRDOH notifies the applicant that the application has been received and is being processed;

¹⁷ <https://recuperacion.pr.gov/en/investment-portfolio-for-growth-ipg-program/> (English) and <https://recuperacion.pr.gov/programa-de-cartera-de-inversion-en-desarrollo-economico/> (Spanish).

- PRDOH undertakes an application completeness review which will include reviewing the information submitted during the application process for completeness and alignment with Program requirements and goals;
- Evaluation Committee will refer selected applicants to the next phase of award determination and issue a funds depleted notification to the remaining participants.¹⁸
- A preliminary environmental, eligibility and duplication of benefits (DOB) evaluation will be conducted by PRDOH;
- After the eligibility and DOB analysis are completed, if the application complies with applicable requirements, it is referred to underwriting analysis;
- PRDOH confirms that all other sources of financing are committed and available;
- PRDOH contacts the applicant to request additional information needed, according to the particular circumstances of each case to complete underwriting and to schedule a site visit with Committee members, if necessary;
- Applicant must provide the necessary information requested within **fifteen (15) calendar days** of being notified¹⁹, but can request an extension in writing before the expiration of the deadline, subject to being duly justified, which must be provided within the time frame to submit additional information; for items such as government certifications, etc.;
- After completion of the underwriting analysis, a preliminary determination of the potential award amount and terms is made, and the application is presented to the Evaluation Committee for review and approval;²⁰
- The Committee evaluates and selects projects based on evaluation criteria;
- The Committee sends the Reservation of Funds (ROF) Letter to the applicant;
- After applicant's compliance with the ROF Letter requirements, the Committee approves the Notice of Award to the applicant;
- PRDOH sends the Final Award letter to the applicant;
- Applicant signs the loan agreement;
- Funding is disbursed as agreed in the loan agreement;
- Award recipient repays loan as agreed upon in the loan agreement; and
- Award recipient submits documentation as requested for program reporting and compliance purposes.

¹⁸ The Evaluation Committee may, at its discretion, place an applicant on a Programmatic Hold when the referral to the next phase of award is dependent on a determination by a third-party, other than other creditors, other parties involved in the transaction, the applicant or the Program.

¹⁹ PRDOH will contact the Applicant with a notice requesting documents or information necessary to complete the evaluation, as applicable.

²⁰ The total number of committee members will always be an odd number for tie breaking purposes.

6.4 Voluntary Withdrawal

An applicant may request to withdraw from the IPG Program at any time before the loan agreement is signed. The voluntary withdrawal process will be followed if an applicant requests to withdraw from the Program. To withdraw, the applicant will notify PRDOH of their desire to withdraw from the Program. The applicant may withdraw from the Program using an electronic method. PRDOH will then issue a Voluntary Withdrawal Notice to the applicant. **Fifteen (15) calendar days** after issuing the Voluntary Withdrawal Notice, a Withdrawal Confirmation Notification will be sent to the applicant, and the application status will be updated to "Withdrawn". After the application status is updated to "Withdrawn", the application will be closed. Once the voluntary withdrawal process is completed, it will be final, and the applicant will not be reinstated in the IPG Program at any point in the future.

If the applicant has signed the loan agreement, they will not be able to withdraw from the Program. They will be notified through a Voluntary Withdrawal Denial Notification and must comply with Program requirements.

6.5 Non-Responsive Applicants

PRDOH will make reasonable attempts to contact applicants to schedule meetings, visits, collect documentation, or obtain other necessary information. If PRDOH has made **three (3) consecutive unsuccessful** attempts to contact an applicant with no follow-up contact from the applicant, a Non-Responsive Notice will be sent to the applicant. Contact attempts should be made using different methods of communication and at different times of the day/week. The Non-Responsive Notice provides contact information for the Program, advises the applicant of the next steps in the process, and notifies the applicant that they must contact PRDOH or complete the required action within **fifteen (15) calendar days** from the date of the notice. If the applicant fails to contact PRDOH or complete the action within the **fifteen (15) days allowed**, the application will be closed, and the applicant will receive a Non-Responsive Confirmation Notice.

Likewise, after PRDOH makes **three (3) unsuccessful attempts** to collect missing documentation, a Missing Documents Notification will be sent to the applicant. This notice informs applicants of which documents are outstanding and advises the applicant to provide the Program the missing documents within **fifteen (15) calendar days**. Failure to provide to PRDOH the missing documents within this period may result in the closure of the application due to the non-responsiveness. If the applicant fails to contact PRDOH within the allotted **fifteen (15) days**, the application will be closed, and the applicant will receive a Non-Responsive Confirmation Notice.

7 Reporting

Award recipients receiving federal award funds must complete a quarterly report in which they provide an overview on the project's progress to date, compliance with job creation/ retention (if applicable), and include a summary of the progress expected for the next quarter. Additional compliance reporting, including but not limited to Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. §1701u, and Davis-Bacon and Related Acts, as amended, 40 U.S.C. §3141-3148, will be maintained in accordance with the reporting requirements under the CDBG-DR regulations, applicable PRDOH CDBG-DR policies, and executed agreements. Reporting requirements will be detailed in the loan agreement for each award and must be submitted on the agreed upon schedule.

8 Duplication of Benefits (DOB)

The Robert T. Stafford Disaster Relief and Emergency Assistance Act (Stafford Act), as amended, 42 U.S.C. § 5121 *et seq.*, prohibits any person, business concern, or other entity from receiving Federal funds for any part of such loss for which they have received financial assistance under any other program, from private insurance, charitable assistance, or any other source. As such, PRDOH must consider disaster recovery aid received by Program Applicants from any other federal, state, local or other source, and determine if any assistance is duplicative. Any assistance determined to be duplicative must be deducted from the Program's calculation of the Applicant's total need prior to awarding assistance.

To be eligible to receive CDBG-DR funds under the Program and as part of the application process, all applicants must confirm and provide assurance that efforts will be made to avoid a "duplication of benefits." PRDOH understands and expects that some projects funded through this Program may also be able to receive other types of Federal funding; therefore, a DOB analysis will be performed for each funded project.

Program controls to prevent duplication of benefits include, but are not limited to:

- Certification that business applicants will notify PRDOH of all potential DOBs as part of the information submitted in their applications;
- Verification of specific DOBs through various available sources such as FEMA, the Small Business Administration (**SBA**), insurers, and any other sources of funding;
- Requiring the applicant to authorize PRDOH to contact all potentially duplicative funding sources on their behalf to verify all funding sources received and/or approved; and
- Calculation of duplication of benefits per Federal Register Vol.84, No.119 (June 20, 2019), 84 FR 28836.

The duplication of benefits guidance included in 84 FR 28836, updates the duplication of benefits guidance issued in Federal Register Vol. 76, No. 221 (November 16, 2011), 76 FR 71060 for CDBG-DR grants received in response to disasters declared between January 1, 2015, and December 31, 2021. As such, the duplication of benefits policy outlined in the Program guidelines follows the guidance issued in 84 FR 28836.²¹

For more information about DOB, refer to the Duplication of Benefits Policy available at <https://recuperacion.pr.gov/en/download/duplication-of-benefits-policy/> (English) and <https://recuperacion.pr.gov/download/politica-sobre-la-duplicacion-de-beneficios/> (Spanish).

9 Environmental Review

An environmental review is the process of reviewing a project and its potential environmental impacts to determine whether it **complies with** federal, state, and local environmental standards. Every project undertaken with federal funds, and all activities associated with such project, are subject to the provisions of the National Environmental Policy Act of 1969 (**NEPA**), 42 U.S.C. 4321 *et seq.*, as well as to the HUD environmental review regulations at 24 C.F.R. Part 58 on Environmental Review Procedures for Entities Assuming HUD Environmental Responsibilities.

A HUD environmental review **must** be performed for the project. This type of environmental review is different from a Phase One **assessment** typically required from a bank. Also, the applicant must receive an Environmental Notice to Proceed **from PRDOH** prior to making any choice-limiting actions regarding the project, including demolition, grading of the property, entering construction contracts, commencing construction, or any other choice-limiting action. Once a pre-application is submitted, choice-limiting actions cannot be undertaken.

9.1 Environmental Level of Review

Laws and regulations which contain environmental provisions with which the Program must comply include, but are not limited to:

²¹ The 2019 DOB notice updates the treatment of declined loans. A grantee shall not take into consideration or reduce the amount of assistance provided to an applicant, where such applicant applied for and was approved, but declined assistance from the Small Business Administration (SBA), related to disasters that occurred from 2014 to 2017. The 2019 DOB notice also includes requirements applicable only to CDBG-MIT funds. FEMA, as per recent amendments to the Disaster Recovery Reform Act of 2018 (DRRA), Pub. L. 115-254, advises that a loan is not a duplication of other forms of financial assistance, provided that all federal assistance is used toward a loss suffered due to major disaster or emergency. The DRRA provisions, which applied to disasters that occurred from 2016 to 2021, expired on October 5, 2023. Therefore, the determining factor for applying the DRRA amendment is the date the agreement for loan assistance is awarded (signed by all the required parties, made and entered, and final). Subsidized loans awarded after the amendment sunset date are to be included in the DOB evaluation.

- Protection of Historic Properties (36 C.F.R. Part 800)
- Floodplain Management and Protection of Wetlands (24 C.F.R. Part 55, Executive Order 11988 and Executive Order 11990)
- Sections 307 (c) and (d) of the Coastal Zone Management Act of 1972 (**CZMA**), as amended, (16 U.S.C. § 1456)
- Sole Source Aquifers (40 C.F.R. Part 149)
- Endangered Species Act of 1973, as amended (50 C.F.R. Part 402)
- Section 7 (b)(c) of the Wild and Scenic Rivers Act of 1968 (**WSRA**), as amended, (16 U.S.C. § 1278 - Restrictions on Water Resources Projects)
- Air quality provisions as found in Sections 176 (c) and (d) of the Clean Air Act, as amended, (42 U.S.C. § 7506) and in Title 40 of the Code of Federal Regulations (40 C.F.R. Parts 6, 51, and 93)
- Farmland Protection Policy Act (**FPPA**) (7 U.S.C. § 4201 *et seq.*, implementing regulations 7 C.F.R. Part 658, of the Agriculture and Food Act of 1981, as amended)
- Environmental Criteria and Standards (24 C.F.R. Part 51 §§ 51.1 - 51.305)
 - Noise Abatement and Control (24 C.F.R. §§ 51.100 - 51.106)
 - Siting of HUD-Assisted Projects Near Hazardous Operations Handling Conventional Fuels or Chemicals of an Explosive or Flammable Nature (24 C.F.R. §§ 51.200 - 51.208)
 - Siting of HUD Assisted Projects in Runway Clear Zones at Civil Airports and Clear Zones and Accident Potential Zones at Military Airfields (24 C.F.R. § 51 §§ 51.300 - 51.305)
- Toxic/Hazardous Materials (24 C.F.R. § 58.5(i)(2)(i))
- Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations (Executive Order 12898, signed on 1994)

To conduct the appropriate level of environmental review, the Program will need to determine the environmental classification of the project. The term “project” may be defined as an activity or group of activities geographically, functionally, or integrally related, regardless of funding source, to be undertaken by the Program in whole or in part to accomplish a specific objective.

Prior to taking any choice limiting action²², a determination of one of the following three (3) major environmental classifications for projects must be made:

²² Neither a recipient nor any participant in the development process, including public or private nonprofit or for-profit entities, or any of their contractors, may commit HUD assistance under a program listed in § 58.1(b) on an activity or project until HUD or the state has approved the recipient's RROF and the related certification from the responsible entity. In addition, until the RROF and the related certification have been approved, neither a recipient nor any participant in the development process may commit non-HUD funds on or undertake an activity or project under a program listed in § 58.1(b) if the activity or project would have an adverse environmental impact or limit the choice of reasonable alternatives.

- **Exempt Activities:** These are activities which, by their nature, are highly unlikely to have any direct impact on the environment. Accordingly, these activities are not subject to most of the procedural requirements of environmental review. If a project is determined to be exempt, the Program must document in writing that the project is exempt and meets the conditions for exemption spelled in 24 C.F.R. § 58.34. In addition to making the written determination of exemption, the Program must also determine whether any of the requirements of 24 C.F.R. § 58.6 are applicable and address as appropriate.
- **Categorically Excluded Activities:** These are activities for which no Environmental Impact Statement or Environmental Assessment and finding of no significant impact under NEPA is required. These activities are divided into those that are and those that are not subject to related laws and authorities at 24 C.F.R. § 58.5. Examples of categorically excluded activities not subject to related laws and authorities under 24 C.F.R. § 58.5 include: tenant based rental assistance; supportive services; operating costs; economic development activities; activities to assist homebuyers to purchase existing dwelling units or units under construction; and affordable housing predevelopment costs with no physical impact. To complete environmental requirements for categorically excluded activities not subject to 24 C.F.R. § 58.5, the Program must make a finding of categorical exclusion and include such finding in the Environmental Review Record. When these kinds of activities are undertaken a public notice or a request for release of funds are not required. In any case, environmental compliance is required for the items listed in 24 C.F.R. § 58.6.
 - Examples of categorically excluded activities subject to related laws and authorities under 24 C.F.R. § 58.5 include: acquisition, repair, improvement, reconstruction, or repair of public facilities; special projects directed toward the removal of material and architectural barriers; and repair of buildings and improvements for residential units and non-residential buildings. The Environmental Review Record for these activities must contain a written determination of the finding of a categorical excluded activity subject to 24 C.F.R. § 58.5 including a description of the project, a citation of the application subsection of 24 C.F.R. § 58.35(a), and written documentation as to whether there were any circumstances which required compliance with 24 C.F.R. § 58.5 and 58.6.
 - The documentation must support its determinations related to compliance including correspondence with applicable agencies having jurisdiction. Upon completion, there should be one of three (3) environmental findings: (1) the project converts to Exempt (i.e. 24 C.F.R. § 58.34(a)(12)); (2) the

project invokes compliance with one or more of the laws and/or authorities and, therefore, requires public notification and approval from HUD; or (3) the unusual circumstances of the project result in a significant environmental impact and, therefore, compliance with NEPA is required. If upon completion it is determined that compliance is required for one or more of the Federal laws and authorities listed in 24 C.F.R. § 58.5, then a public notification known as Notice of Intent to Request Release of Funds must be posted. After a **seven (7) day** comment period, a Request for Release of Funds and Environmental Certification must be prepared. The Environmental Certification certifies compliance with all environmental review requirements.

- **Activities Requiring an Environmental Assessment:** These are activities which are neither exempt nor categorically excluded and, therefore, will require an Environmental Assessment documenting compliance with NEPA, HUD, and with the environmental requirements of other applicable federal laws. Once the Environmental Review has been completed and any comments have been addressed appropriately, the project may be found to not constitute an action that significantly affects the quality of the human environment and, therefore, does not require the preparation of an Environmental Impact Statement; or the project constitutes an action that significantly affects the quality of the human environment and, therefore, requires the preparation of an Environmental Impact Statement.
 - If it is determined that the action does not significantly affect the quality of the environment, then the Program will post a public notice called a Combined/Concurrent Notice of Finding of No Significant Impact (**FONSI**) and Notice of Intent to Request Release of Funds (**NOI/RROF**). The NOI/RROF Environmental Certification must be submitted to HUD no sooner than **fifteen (15) days** after publishing the combined/concurrent notice (NOI/RROF) and FONSI and HUD will hold the Release of Funds for a **fifteen (15) day** period to allow for public comment on the RROF. If no comments are received during this time, HUD will send a signed Authorization to Use Grant Funds and the project may proceed.

10 Civil Rights and Non-Discrimination

As a program receiving federal CDBG-DR funding, the Program shall be implemented in a manner that does not deny any individuals the opportunity to participate in, access, or benefit from the Program based on any federally or locally designated protected classes. Funded activities shall be designed and implemented in a manner that avoids disproportionate negative impacts on protected classes of people and vulnerable

communities, as well as creates opportunities to address economic inequities facing these communities. PRDOH has adopted several policies to which it, its subrecipients, and all contractors must adhere in the design and implementation of the Program. All CDBG-DR policies are available in English and Spanish on the PRDOH website at <https://recuperacion.pr.gov/en/resources/policies/general-policies/> and <https://recuperacion.pr.gov/recursos/politicas/politicas-generales/>.

10.1 Fair Housing & Equal Opportunity Policy (FHEO Policy)

The FHEO Policy establishes requirements and provides guidance for ensuring that CDBG-DR programs do not discriminate against protected classes of people. Included in this policy is a summary of all civil rights-related and anti-discrimination laws, which must be complied with, strategies and requirements for the affirmative marketing of programs to potential participants, the handling of discrimination complaints, equal opportunity employment requirements, communication and recordkeeping requirements, and other information critical for ensuring compliant design and implementation of the IPG Program.

The FHEO Policy is available in English and Spanish on the PRDOH website at <https://recuperacion.pr.gov/en/download/fair-housing-and-equal-opportunity-fheo-policy-for-cdbg-dr-programs/> and <https://recuperacion.pr.gov/download/politica-de-equidad-de-vivienda-e-igualdad-de-oportunidades-para-los-programas-cdbg-dr/>.

10.2 Section 504, Americans with Disabilities Act, and Equal Employment Opportunity

All entities receiving an award from the Program are required to comply with Section 504, ADA, and Equal Employment Opportunity (EEO) requirements in the execution of both infrastructure and job creation or retention activities. Based on the applicant entity type and the project activities, infrastructure and facilities, as well as employment practices, will need to comply with Section 504 and the ADA to be physically accessible to persons with disabilities. Employers must comply with employment requirements under these statutes as well as EEO.

10.3 Reasonable Accommodation Policy

Federally funded programs are required under Section 504 of the Rehabilitation Act of 1973, as amended, to make reasonable accommodations and modifications for individuals with disabilities. The purpose of Section 504 is to avoid discrimination and ensure these individuals have an equal opportunity to access and enjoy the benefits of the Program. Requests for accommodations (changes to a rule, policy, practice, or service) and reasonable modifications (structural changes to a building or dwelling) most commonly arise in housing programs; however, Section 504 applies to all federally funded programs and activities.

Any person with disability-related needs may submit a request for accommodation or modification to PRDOH, its subrecipients, or contractors involved in the implementation of CDBG-DR programs. PRDOH has established the Reasonable Accommodation Policy to guide individuals on how to submit a non-employment related request, and to instruct PRDOH employees, subrecipients, and contractors on how to receive and evaluate reasonable accommodation and modification requests. Any employment-related reasonable accommodation request should be directed to the individual's employer.

PRDOH will ensure that every effort is made to meet the disability-related needs of requesting individuals to the maximum extent feasible, so far as providing the requested accommodations or modifications is considered reasonable.

The Reasonable Accommodation Policy are available in English and Spanish on the PRDOH website at <https://recuperacion.pr.gov/en/fair-housing/policy-documents/> and <https://recuperacion.pr.gov/fair-housing/politicas-documentos/>.

10.4 Language Access Plan

PRDOH, its subrecipients, and contractors are responsible for complying with the PRDOH Language Access Plan (**LAP**). The purpose of the LAP is to ensure meaningful access to federally assisted programs and activities for persons who, because of national origin, are limited in their Spanish or English proficiency. The LAP provides concrete action steps that shall be followed by PRDOH, subrecipients, and contractors to ensure that appropriate language services and translated vital documents are made available to potential and actual Program participants, as well as in outreach activities, in accordance with the LAP.

The LAP are available in English and Spanish on the PRDOH website at <https://recuperacion.pr.gov/en/fair-housing/policy-documents/> and <https://recuperacion.pr.gov/fair-housing/politicas-documentos/>.

11 Uniform Relocation Act (URA)

As a federally funded program, and in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA), as amended, 42 U.S.C. § 4601 *et seq.*, and the government wide implementing regulations found at 49 C.F.R. Part 24, all CDBG-DR programs are subject to URA regulations.

Projects funded under the Program which include acquisition activities that result in displacement must comply with all applicable URA regulations for notifying property owners, businesses, and tenants who may be subject to displacement. Persons and entities qualifying as "displaced persons" may be eligible for relocation assistance benefits, which must be accounted for in project budgets.

As a condition of receiving CDBG-DR assistance, applicants agree to fully comply with all applicable provisions of the URA. For more information on how URA regulations apply

to the CDBG-DR Program, please refer to the PRDOH Uniform Relocation Assistance Guide and Residential Anti-Displacement and Relocation Assistance Plan at <https://recuperacion.pr.gov/en/download/ura-adp-guidelines/> (English) or <https://recuperacion.pr.gov/download/guias-ura-adp/> (Spanish).

PRDOH, its subrecipients, and awarded entities should ensure that infrastructure activities avoid disproportionate impact on vulnerable populations and create opportunities to address economic inequities facing local communities.

12 Labor Standards

Projects receiving CDBG-DR funding are required to comply with federal labor standards laws, including Davis-Bacon Act of 1931 and Related Acts (**DBRA**), as amended, 40 U.S.C. §3141- 3148; Fair Labor Standards Act of 1938 (**FLSA**), as amended, 29 U.S.C. § 201 *et seq.*; Contract Work Hours and Safety Standards Act (**CWHSSA**), 40 U.S.C. § 3701; and Copeland Anti-Kickback Act, 40 U.S.C. § 3145. Together, these laws ensure that workers are paid and treated fairly by employers receiving CDBG-DR funding to execute program activities. Each of these laws requires important recordkeeping practices to ensure compliance and allow for accurate and efficient reporting as required by PRDOH.

Policies have been adopted by PRDOH for the CDBG-DR Program, which it, its subrecipients, and contractors are required to follow and comply with in the implementation of CDBG-DR funded activities. These policies are available in English and Spanish at <https://recuperacion.pr.gov/en/resources/policies/general-policies/> or <https://recuperacion.pr.gov/recursos/politicas/politicas-generales/>.

More information regarding Davis-Bacon requirements and provisions can be found on the CDBG-DR website, at <https://recuperacion.pr.gov/en/download/davis-bacon-and-related-acts-policy/> (English) and <https://recuperacion.pr.gov/download/politica-sobre-la-ley-davis-bacon-y-las-leyes-relacionadas/> (Spanish).

12.1 Section 3

All entities who receive CDBG-DR funding are required to comply with HUD regulation at 24 C.F.R. Part 75, commonly referred to as the Section 3 Final Rule. Section 3 ensures that employment and other economic opportunities generated by certain HUD financial assistance shall, to the greatest extent feasible and consistent with existing federal, Government of Puerto Rico, and local laws and regulations, be directed to low- and very low-income persons, so that they can take part in recovery activities in proximity to work location. Through the program notification process, technical assistance workshops, and monitoring protocols, PRDOH will communicate and work with entities to ensure that each project adheres to the Section 3 regulations and HUD's established benchmarks for the percentage of total work hours to be completed by Section 3 Workers and Targeted Section 3 Workers.

For more information about Section 3 refer to the CDBG-DR Section 3 Policy available in English and Spanish on the PRDOH website at <https://recuperacion.pr.gov/en/download/section-3-policy/> and <https://recuperacion.pr.gov/download/politica-sobre-seccion-3/>.

13 Program Income

Program income as defined by 24 C.F.R. § 570.500 (a) refers to gross income received by the recipient or a subrecipient directly generated from the use of CDBG funds, except as provided in paragraph (a)(4).

Given the direct distribution model of the Program, PRDOH is the recipient of the loan payments and therefore of the program income. All IPG loan payments are collected by PRDOH and treated as program income.

Payments of principal and interest made by the borrower, received (and retained, if applicable) before or after the closeout of the grant that generated the program income and used to continue disaster recovery activities, are treated as additional CDBG-DR funds. These funds are subject to the requirements of these Guidelines and must be used in accordance with the Action Plan. To the maximum extent feasible, program income shall be used or distributed before making additional withdrawals from the U.S. Treasury, except as provided in the applicable HUD Notice.

For more information about Program Income refer to the Program Income Policy available in English and Spanish at <https://recuperacion.pr.gov/en/download/program-income-policy/> and <https://recuperacion.pr.gov/download/politica-de-ingresos-del-programa/>.

14 Program Closeout

Program closeout is the process by which PRDOH determines that the program has been successfully completed. A program is deemed complete upon final review and/or inspection by PRDOH and, when applicable, the submission of proof that all agreed upon performance indicators have been reported as well as performance milestones met.

General requirements for closeout are as follows:

- All funds have been disbursed to the awarded recipient;
- All terms and conditions set forth in the loan agreement have been satisfied;
- All eligibility and duplication of benefits documentation is consistent with all requirements of this Program;
- All milestones have been met and deliverables submitted, each in accordance with all requirements of this Program;

- All Program forms required throughout the entirety of program processes have been duly completed and executed by the appropriate parties;
- All CDBG-DR funds used have been properly accounted for and reconciled with project budget;
- A CDBG-DR National Objective has been documented;
- The awardee repays the loan as agreed, per instructions given by PRDOH at closing; and
- Other requirements for closeout as established in loan agreements.

15 Monitoring

Applicant-entities will report to PRDOH as established in each CDBG-DR Award Agreement. All information reported will be available, as part of PRDOH's Quarterly Performance Reports (**QPRs**) in English and Spanish on the PRDOH CDBG-DR website at <https://recuperacion.pr.gov/en/transparency-portal/finance/reports/> and <https://recuperacion.pr.gov/portal-de-transparencia/finanzas/reportes/>. In addition, as a condition of receiving federal funds, an entity may be subject to and must comply with audits and document requests from PRDOH, HUD and the Office of Inspector General (**OIG**).

16 Program-Based Reconsideration and/or Administrative Review

Applicants of the Program may contest any determinations or denials based on Program policy. However, an Applicant may not challenge a federal statutory requirement. Applicants have the right to request a Program-based Reconsideration with the Program or an Administrative Review directly with PRDOH, as stated below. If the Applicant fails to contest a determination within the time allotted, the inaction will be deemed as an acceptance of the determination.

16.1 Program-based Reconsideration Request

Applicants who wish to contest a Program determination may file a Program-based Reconsideration Request directly with the Program by submitting a written request, via electronic or postal mail, within **twenty (20) calendar days** from the date a copy of the notice was filed in the record of the agency. Provided that, if the date on which the copy of the notice is filed in the records of the agency differs from the postal or electronic mailing date (of said notice, the **twenty (20) calendar day-term** shall be calculated from the postal or electronic mailing date. Notices distributed via electronic communication are considered valid. In the event a notification is sent via postal and electronic mail, the notification date will be the one sent beforehand. Program notices will include the electronic and postal information where these will be received, as these may vary.

Applicants who file a Program-based Reconsideration Request are encouraged to provide individual facts or circumstances, as well as supporting documents, to justify their petition. In the Reconsideration Request process, the Program will only review facts and information already included in an Applicant's file, unless the Applicant submits new documentation. The Program has the discretion to accept or reject new documentation based on its relevance to the Program-based Reconsideration Request.

The Program will review and address the Reconsideration Request within **fifteen (15) calendar days** of its receipt. Applicants will be notified of the reconsideration determination via a Reconsideration Request Approved or a Reconsideration Request Denied notification.

Filing a Program-based Reconsideration Request does not substitute, negate, or preclude any legal right that an Applicant has to challenge a determination made by the Program. Therefore, Applicants who believe the initial determination of the Program to be erroneous, may submit, at their discretion, either a Program-based Reconsideration Request or a petition for review of the decision made by the Program by filing an Administrative Review Request at PRDOH in accordance with Regulation No. 4953, of August 19, 1993, which regulates the formal adjudication process for PRDOH and its adjunct agencies (**Regulation 4953**).²³

16.2 Administrative Review Request

If an Applicant disagrees with a Program determination or with the Reconsideration Request Denial determination, said party may file directly to PRDOH, as grantee, an Administrative Review Request in accordance with Regulation 4953. The Applicant must submit such request, in writing, within **twenty (20) calendar days** from the date a copy of the Program determination or a Reconsideration Request Denial determination notice was filed in the records of the agency. Provided, that if the date on which the copy of the notice is filed in the records of the agency differs from the postal or electronic mailing date, the **twenty (20) calendar day-term** shall be calculated from the postal or electronic mailing date. Notices distributed via electronic communication shall be considered valid. In the event a notification is sent via postal and electronic mail, the notification date will be the one sent beforehand. Submit the request via e-mail to: LegalCDBG@vivienda.pr.gov; via postal mail to: CDBG-DR Legal Division, P.O. Box 21365, San Juan, PR 00928-1365; or in person at PRDOH's Headquarters at: CDBG-DR Legal Division, 606 Barbosa Avenue, Juan C. Cordero Davila Building, Río Piedras, P.R. 00918.

²³ For details, you can access Regulation 4953 in Spanish at: <https://www.vivienda.pr.gov/wp-content/uploads/2015/09/4953-Reglamenta-los-procedimientos-de-adjudicacion-formal..pdf>

If the Applicant disagrees with any **final** written determination on an Administrative Review Request notified by PRDOH, after completing the administrative adjudicative procedure, said party may file a Judicial Review petition before the Puerto Rico Court of Appeals within **thirty (30) calendar days** from the date a copy of the notice is filed in the records of the agency. See Act No. 201-2003, as amended, known as the Judiciary Act of the Commonwealth of Puerto Rico of 2003, 4 LPRA § 24 *et seq.*, and Section 4.2 of Act No. 38-2017, as amended, known as the Uniform Administrative Procedures Act of the Government of Puerto Rico, 3 LPRA § 9672.

17 Job Pirating

Job pirating is prohibited under Section 588 of the Quality Housing and Work Responsibility Act of 1998, Title V of P.L. 105-276. Job pirating refers to the use of Federal funds to lure or attract a business and its jobs from one labor market to another.²⁴

CDBG funds may not be used to assist for-profit businesses, including expansions, as well as infrastructure improvement projects or business incubator projects designated to facilitate business relocation, if:

- The funding will be used to assist directly in the relocation of a plant, facility, or operation; and
- The relocation is likely to result in a significant loss of jobs in the labor market area from which the relocation occurs.

18 General Provisions

18.1 Program Guidelines Scope

This document sets forth the policy governing the Program. These Program guidelines are intended to aid and provide program activity guidance in Program implementation and closeout and should not be construed as exhaustive instructions. All Program activities must comply with the policies hereby stated. In addition, all Program staff must adhere to established program procedures and all federal and state laws and regulations in effect, as applicable, in the execution of Program activities.

However, PRDOH reserves the faculty to authorize, in its sole discretion, the granting of Program benefits to any Applicant, only when exceptional circumstances, not contemplated in these **guidelines**, justify it. Such faculty will be exercised on a case-by-case basis in compliance with local, state, and federal requirements. PRDOH is in no way obligated to grant the Program benefits in said cases.

²⁴ The Economic Development Toolkit: A Practical Guide to Constructing Your Economic Development Program.
<https://files.hudexchange.info/resources/documents/Economic-Development-Toolkit-Manual.pdf>

18.2 Program Guidelines Amendments

PRDOH reserves the right to modify the policies established in these guidelines if the Program guidelines, as written, do not reflect the intended policy or cause procedures to be impracticable, among other circumstances. If an amended version of these guidelines is approved, the amended version fully supersedes all previous versions and should be used as the basis for the evaluation of all situations encountered in the implementation and/or continuance of the Program from the date of its issuance, that is, the date that appears on the cover of these guidelines. Each version of the Program guidelines will contain a detailed version control log that outlines any substantive amendment, inclusions and/or changes.

18.3 Disaster Impacted Areas

As described in the initial Action Plan, and its amendments, the Government of Puerto Rico will use CDBG-DR funds solely for necessary expenses related to disaster relief, long-term recovery, restoration of housing, infrastructure, and economic revitalization in the impacted and distressed areas in Puerto Rico as identified in disaster declaration numbers DR-4336 and DR-4339. Through the Federal Register Vol. 83, No. 157 (August 14, 2018), 83 FR 40314, HUD identified that, for Puerto Rico, all components of the Island are considered "most impacted and distressed" areas. Therefore, these guidelines apply to all 78 municipalities of Puerto Rico.

18.4 Extension of Deadlines

The Program could extend deadlines on a case-by-case basis. The Program may decline to extend a deadline if such extension will jeopardize the Program's completion schedule or the schedule of an individual construction project. The aforementioned strictly applies to Program deadlines or established Program terms. Under no circumstance(s) does the faculty to extend deadlines apply to the established terms of time in these guidelines or any applicable federal or state law or regulation, or to the terms of time established in these guidelines to request a Program-based Reconsideration, Administrative Review and/or Judicial Review.

18.5 Established Periods of Time

Unless otherwise specified, all established periods of time addressed in this and all CDBG-DR Program Guidelines will be considered calendar days. On this matter, PRDOH, as grantee, will follow Rule 68.1 of the Rules of Civil Procedure of Puerto Rico, 32 LPRA Ap. V, R. 68.1.

18.6 Written Notifications

All determinations made by the Program will be notified in writing. If an applicant believes that any determination was made without being written, the applicant may request that such decision be made in writing and duly substantiated.

18.7 Conflict of Interest

As stated in the Federal Register Vol. 83, No. 28 (February 9, 2018), 83 FR 5844, Federal regulations require that State grantees, in the direct Grant administration and means of carrying out eligible activities, be responsible with program administrative requirements, including those established in 24 C.F.R. §570.489(h) related to conflicts of interest.

Several federal and state conflict of interest laws govern CDBG-DR assisted activities. Therefore, PRDOH has enacted the Conflict of Interest and Standards of Conduct Policy (**COI Policy**) in conformity with the following applicable federal and state regulations:

1. HUD conflict of interest regulations, 24 C.F.R. §570.611;
2. The Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, 2 C.F.R. Part 200 at § 200.112 and §200.318 (c)(1);
3. Puerto Rico Department of Housing Organic Act, Act No. 97 of June 10, 1972, as amended, 3 LPRA § 441 *et seq.*;
4. The Anti-Corruption Code for the New Puerto Rico, Act No. 2-2018, as amended; 3 LPRA § 1881 *et seq.*; and
5. The Puerto Rico Government Ethics Act of 2011, Act No. 1-2012, as amended. 3 LPRA § 1854 *et seq.*

The COI Policy outlines PRDOH's responsibility, in its role as grantee, to identify, evaluate, disclose and manage apparent, potential or actual conflicts of interest related to CDBG-DR funded projects, activities and/or operations. Said Policy is intended to serve as guidance for the identification of apparent, potential or actual conflicts of interest in all CDBG-DR assisted activities and/or operations. In accordance with 24 C.F.R. § 570.489, the COI Policy also includes standards of conduct governing employees engaged in the award or administration of contracts.

As defined in the COI Policy, a conflict of interest is a situation in which any person who is a public servant, employee, agent, consultant, officer, or elected official or appointed official of the PRDOH, or of any designated public agencies, or of Subrecipients that are receiving funds under the CDBG-DR Program may obtain a financial or personal interest or benefit that is or could be reasonably incompatible with the public interest, either for themselves, or with those whom they have business, or an organization which employs or is about to employ any of the parties indicated herein, or a member of their family unit during their tenure or for **two (2) years** after.

Such conflicts of interest will not be tolerated by PRDOH. Program officials, their employees, agents and/or designees are subject to state ethic laws and regulations, including, but not limited to Puerto Rico Government Ethics Act of 2011, Act No. 1-2012, as amended, in regard to their conduct in the administration, granting of awards and program activities.

According to the aforementioned Act, no public servant shall intervene, either directly or indirectly, in any matter in which they have a conflict of interests that may result in their benefit. No public servant shall intervene, directly or indirectly, in any matter in which any member of their family unit, relative, partner or housemate has a conflict of interest that may result in benefit for any of the abovementioned. In the case that any of the abovementioned relationships has ended during the **two (2) years** preceding the appointment of the public servant, they shall not intervene, either directly or indirectly, in any matter related to them until **two (2) years** have elapsed after their appointment. This prohibition shall remain in effect insofar as the beneficial ties with the public servant exist. Once the beneficial ties end, the public servant shall not intervene, either directly or indirectly, in such matter until **two (2) years** have elapsed.

The above conflict of interest statement does not necessarily preclude PRDOH Program officials, their employees, agents and/or designees from receiving assistance from the Program. On a case-by-case basis, PRDOH Program officials, their employees, agents and/or designees may still be eligible to apply and to receive assistance from the Program if the applicant meets all Program eligibility criteria as stated in these guidelines. PRDOH Program officials, their employees, agents and/or designees should disclose their relationship with PRDOH at the time of their application.

The COI Policy and all CDBG-DR Program policies are available in English and Spanish on the PRDOH website at: <https://recuperacion.pr.gov/en/resources/policies/general-policies/> and <https://recuperacion.pr.gov/recursos/politicas/politicas-generales/>.

18.8 Citizen Participation

Throughout the duration of the grant, all citizen comments on PRDOH's published Action Plan, any substantial amendments to the Action Plan, performance reports and/or other issues related to the general administration of CDBG-DR funds, including all programs funded by this grant, are welcomed.

Citizen comments may be submitted through any of the following means:

- **Via phone:** 1-833-234-CDBG or 1-833-234-2324 (TTY: 787-522-5950)
Attention hours: Monday – Friday from 8:00 a.m. to 5:00 p.m.
- **Via email at:** infoCDBG@vivienda.pr.gov

- **Online at:** <https://recuperacion.pr.gov/en/contact-us/contact/> (English)
<https://recuperacion.pr.gov/contactanos/contacto/> (Spanish)
- **In writing at:** Puerto Rico CDBG-DR Program
P.O. Box 21365
San Juan, PR 00928-1365

The Citizen Participation Plan and all CDBG-DR Program policies are available in English and Spanish on the PRDOH website at <https://recuperacion.pr.gov/en/resources/policies/general-policies/> and <https://recuperacion.pr.gov/recursos/politicas/politicas-generales/>.

For more information on how to contact PRDOH, please refer to <https://recuperacion.pr.gov/welcome/index.html>.

18.9 Citizen Complaints

As part of addressing Puerto Rico's long-term recovery needs, citizen complaints on any issues related to the general administration of CDBG-DR funds are welcome throughout the duration of the grant. It is PRDOH's responsibility, as grantee, to ensure that all complaints are addressed promptly and consistently, and to provide, at a minimum, a timely, substantive written response to every **written** complaint within **fifteen (15) working days**, where practicable. See 24 C.F.R. § 91.115 (h) and 24 C.F.R. § 570.486(a)(7).

Citizens who wish to submit formal complaints related to CDBG-DR funded activities may do so through any of the following means:

- **Via email at:** LegalCDBG@vivienda.pr.gov
- **Online at:** <https://recuperacion.pr.gov/en/contact-us/complaints/> (English)
<https://recuperacion.pr.gov/contactanos/quejas/> (Spanish)
- **In writing at:** Puerto Rico CDBG-DR Program
Attn: CDBG-DR Legal Division-Complaints
P.O. Box 21365
San Juan, PR 00928-1365

Although formal complaints are required to be submitted in writing, complaints may also be received verbally and by other means necessary, as applicable, when PRDOH determines that the citizen's particular circumstances do not allow the complainant to submit a written complaint. However, in these instances, PRDOH shall convert these complaints into written form. These alternate methods include, but are not limited to:

- Via telephone*: 1-833-234-CDBG or 1-833-234-2324 (TTY: 787-522-5950)
- In-person at*: PRDOH Headquarters Office or Program-Specific Intake Centers

*Attention hours: Monday – Friday from 8:00 a.m. to 5:00 p.m.

The Citizen Complaints Policy and all CDBG-DR Program policies are available in English and Spanish on the PRDOH website at <https://recuperacion.pr.gov/en/resources/policies/general-policies/> and <https://recuperacion.pr.gov/recursos/politicas/politicas-generales/>.

18.10 Anti-Fraud, Waste, Abuse or Mismanagement

PRDOH, as grantee, is committed to the responsible management of CDBG-DR funds by being a good advocate of the resources while maintaining a comprehensive policy for preventing, detecting, reporting, and rectifying fraud, waste, abuse, or mismanagement.

Pursuant to 83 FR 40314, PRDOH implements adequate measures to detect and prevent fraud, waste, abuse, or mismanagement in all programs administered with CDBG-DR funds. PRDOH also encourages any individual who is aware of or suspects any kind of conduct or activity that may be considered an act of fraud, waste, abuse, or mismanagement, regarding the CDBG-DR Program, to report such acts to the CDBG-DR Internal Audit Office, directly to the OIG at HUD, or to any local or federal law enforcement agency.

The Anti-Fraud, Waste, Abuse, or Mismanagement Policy (**AFWAM Policy**) is established to prevent, detect and report any acts, or suspected acts, of fraud, waste, abuse, or mismanagement of CDBG-DR funds. This Policy applies to any allegations or irregularities, whether known or suspected, that could be considered acts of fraud, waste, abuse, or mismanagement, involving any citizen, previous, current or potential applicant, beneficiary, consultant, contractor, employee, partner, provider, subrecipient, supplier, and/or vendor under the CDBG-DR Program.

REPORT FRAUD, WASTE, ABUSE, OR MISMANAGEMENT TO PRDOH CDBG-DR	
CDBG-DR Hotline	787-274-2135 (English/Spanish/TTY)
Postal Mail	Puerto Rico Department of Housing CDBG-DR Internal Audit Office P.O. BOX 21355 San Juan, PR 00928-1355
Email	hotlineCDBG@vivienda.pr.gov

Online	Filling out the AFWAM Submission Form available in English and Spanish at https://recuperacion.pr.gov/app/cdbgdrpublic/Fraud?culture=en-US or https://recuperacion.pr.gov/app/cdbgdrpublic/Fraud
In person	Request a meeting with the Deputy Audit Director of the CDBG-DR Internal Audit Office located at PRDOH's Headquarters at 606 Barbosa Avenue, Building Juan C. Cordero Dávila, Río Piedras, PR 00918.

REPORT FRAUD, WASTE, ABUSE, OR MISMANAGEMENT DIRECTLY TO HUD OIG	
HUD OIG Hotline	1-800-347-3735 (Toll-Free)
Postal Mail	HUD Office of Inspector General (OIG) Hotline 451 7th Street SW Washington, D.C. 20410
Email	HOTLINE@hudoig.gov
Online	https://www.hudoig.gov/hotline

The AFWAM Policy and all CDBG-DR Program policies are available in English and Spanish on the PRDOH website at <https://recuperacion.pr.gov/en/resources/policies/general-policies/> and <https://recuperacion.pr.gov/recursos/politicas/politicas-generales/>.

18.11 Related Laws and Regulations

These guidelines **outline** how the provisions of certain laws apply to the Program. However, other related laws not included in these Guidelines **may also exist**. This does not negate or preclude the Program from applying the provisions of those laws, nor an applicant from receiving services, when applicable. Moreover, PRDOH can enact, or may have enacted, regulations that address how the laws mentioned in these guidelines are managed. If there are any discrepancies between these guidelines and the laws and/or regulations mentioned in them, then the latter will prevail. If at any time the laws and/or the applicable regulations mentioned in these guidelines are amended, the new provisions will apply to the Program without the need to amend these guidelines.

18.12 Cross-Cutting Guidelines

Some federal and local requirements apply to all programs funded by CDBG-DR. These Cross-Cutting Guidelines cover topics such as: financial management; environmental review; labor standards; acquisition; relocation; civil rights; fair housing, among others. The requirements described in the Cross-Cutting Guidelines apply to all programs described in PRDOH's CDBG-DR Initial Action Plan and its amendments.

The Cross-Cutting Guidelines and all CDBG-DR Program policies are available in English and Spanish on the PRDOH website at <https://recuperacion.pr.gov/en/resources/policies/general-policies/> and <https://recuperacion.pr.gov/recursos/politicas/politicas-generales/>.

19 Program Oversight

Nothing contained within these guidelines is intended to limit the role of PRDOH, HUD, and/or corresponding authorities from exercising oversight and monitoring activities of the Program.

20 Severability Clause

If any provision of these guidelines, or its application to any person, partnership, corporation, or circumstance, is deemed invalid, illegal, inapplicable, or incapable of being enforced by a competent court, the remainder of these guidelines, and the application of such provisions, will not be affected. All valid applications of these guidelines shall be severed from any applications deemed invalid, leaving the valid applications in full force.

END OF GUIDELINES.



DEPARTMENT OF
HOUSING



CDBG-DR

CROSS-CUTTING GUIDELINES

APPLICABLE TO ALL PRDOH CDBG-DR/MIT PROGRAMS

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PUERTO RICO DEPARTMENT OF HOUSING
CDBG-DR AND CDBG-MIT PROGRAMS GUIDELINES
CROSS-CUTTING GUIDELINES
VERSION CONTROL

VERSION NUMBER	DATE REVISED	DESCRIPTION OF REVISIONS
1	February 14, 2019	Original Guidelines
2	October 27, 2020	This version supersedes version 1 in its entirety.
3	June 1, 2021	Section 6, Section 12.1, Section 17, and other minor changes throughout the document. Additions are marked in gray highlight for your convenience.
4	November 4, 2024	Included language about the applicability of these Guidelines to Mitigation activities under the CDBG-MIT Program and regarding the applicable Standards for the Use of Force and Nonviolent Civil Rights Demonstrations. In addition, Section 3 language has been updated as per the new rule; added a new section. Other general edits and changes were included throughout the document. Additions are marked in gray highlight for your convenience.

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1 Overview

Pursuant to the Continuing Appropriations Act, 2018, and Supplemental Appropriations for Disaster Relief Requirements Act, 2017 (Pub. L. 115-56) approved on September 8, 2017, as amended, and announced through Federal Register Vol. 83, No. 28, 83 FR 5844, on February 9, 2018, an allocation of Community Development Block Grant-Disaster Recovery (**CDBG-DR**) funds was approved by the United States Department of Housing and Urban Development (**HUD**) to aid the Government of Puerto Rico in addressing unmet needs in the wake of Hurricanes Irma and María. An additional allocation of \$8.22 billion for recovery was allocated to Puerto Rico pursuant to the Bipartisan Budget Act of 2018, as amended (Pub. L. 115-123), approved on February 9, 2018, and announced on August 14, 2018, through the Federal Register Vol. 83, No. 157, 83 FR 40314.

Through Federal Register Vol. 85, No. 17, 85 FR 4681, dated January 27, 2020, HUD allocated an additional amount of \$3.83 billion in CDBG-DR funds for the purpose of assisting in long-term recovery from major disasters that occurred in 2017, 2018, and 2019. Said allocation was made pursuant to the Additional Supplemental Appropriations for Disaster Relief Act of 2019 (Pub. L. 116-20), which required HUD to allocate \$431 million to address unmet infrastructure needs for grantees that received an allocation for a disaster that occurred in 2017, of which \$277.85 million were allocated to Puerto Rico.

On January 27, 2020, HUD allocated an additional \$8.3 billion to the Community Development Block Grant Mitigation (**CDBG-MIT**) for long term planning and to mitigate disaster risks and reduce future losses. The rules for administering CDBG-MIT funds are founded in the regulatory framework of HUD's Community Development Block Grant (**CDBG**) program and further consider the alternative requirements, waivers, and special grant conditions released in Federal Register Vol. 84, No. 169 (August 30, 2019), 84 FR 45838 and Federal Register Vol. 85, No. 17 (January 27, 2020), 85 FR 4676.

Afterward, Puerto Rico received additional CDBG-DR allocations from HUD to enhance electrical systems¹ and address the long-term recovery from the seismic events of 2020 and Tropical Storm Isaiás,² as well as the impacts of Hurricane Fiona and the 2022 floods.³

With these allocations of funding, the Puerto Rico Department of Housing (**PRDOH**) aims to lead a transparent, comprehensive recovery to benefit the residents of Puerto Rico. PRDOH holds accountability and is committed to the responsible, efficient, and transparent administration of CDBG-DR/MIT grant funding.

¹ Federal Register Vol. 86, No. 117 (June 22, 2021), 86 FR 32681.

² Federal Register Vol. 86, No. 3 (January 6, 2021), 86 FR 569 and Federal Register Vol. 87, No. 23 (February 3, 2022), 87 FR 6364.

³ Federal Register Vol. 88, No. 96 (May 18, 2023), 88 FR 32046.

The requirements stated in these Cross-Cutting Guidelines apply to all programs described in PRDOH's Action Plans and all subsequent amendments. The Action Plans may continue to be updated as programs evolve, and additional allocations are released.

All CDBG-DR/MIT Program Guidelines are available in English and Spanish at
<https://recuperacion.pr.gov/en/resources/policies/program-policies/> **and**
<https://recuperacion.pr.gov/recursos/politicas/politicas-de-programas/>.

All CDBG-DR/MIT General Policies are available in English and Spanish at
<https://recuperacion.pr.gov/en/resources/policies/general-policies/> **and**
<https://recuperacion.pr.gov/recursos/politicas/politicas-generales/>.

2 Financial Management

Financial management is the process of using funds effectively, efficiently, and transparently. It is accomplished through a combination of procedures, methods, rules of conduct, and standards. Effective and efficient financial management systems have key characteristics in common, which include:

- Transparency and accountability at all levels of operation;
- All parties are held accountable for making good financial decisions and following all rules and regulations;
- Expenditures are planned, then checked against the plan (e.g., an approved budget);
- Costs are reasonable, necessary, allowable, and appropriately allocated to the correct funding source;
- Funds do not sit idle and are protected from misuse;
- Records are clearly understood by any certified public accountant (**CPA**); and
- Reports generated are useful to program managers and agency leadership.

Federal Financial Management requirements and guidelines are established in 2 C.F.R. Part 200, Treasury Circulars, and HUD regulations. PRDOH and its subrecipients must adhere to the requirements at 2 C.F.R. Part 200 "Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards". The Uniform Administrative Requirements require PRDOH and its subrecipients to maintain adequate control and accountability over all funds, property, and other assets and to ensure that CDBG-DR/MIT funds are used solely for authorized purposes.

Pursuant to the Supplemental Appropriations for Disaster Relief Requirements, 2017 (Pub.115-56 and Pub. L. 115-72) and the financial regulations applicable, the PRDOH maintains and has in place proficient financial controls. As the grantee, the Government of Puerto Rico ensures that PRDOH, as well as those administering CDBG-DR/MIT resources, continuously demonstrate conformity to HUD's financial management

requirements encompassed in 83 FR 5844, 83 FR 40314, 84 FR 4676, 85 FR 4681, 86 FR 569, 86 FR 32681, 87 FR 6364, and in 88 FR 32046. These requirements include, but are not limited to, areas covering: Financial Management; Advances; Internal Controls; Accuracy of Report Information; Program Income; Salaries and Wages; Indirect Costs; and Lump Sum Drawdowns. As provided in 83 FR 5844, 83 FR 40314, 84 FR 4676, 85 FR 4681, 86 FR 569, 86 FR 32681, 87 FR 6364 and in 88 FR 32046 policies addressing these areas are subject to change and may be updated throughout the life of the program. These policies may exist in stand-alone or complimentary documents and procedures. PRDOH's financial management system and certifications, as reviewed by HUD and approved as part of the initial Grant Agreement⁴, ensures that funds are managed with high levels of accountability and transparency.

PRDOH's Financial Management practices adhere to the following:

1. Internal controls are in place and adequate;
2. Documentation is available to support accounting record entries;
3. Financial reports and statements are complete, current, and reviewed periodically; and
4. Audits are conducted in a timely manner and in accordance with applicable standards as outlined in 2 C.F.R. § 200, Subpart F, on audit requirement.

You may access the CDBG-DR/MIT Financial Policy and all CDBG-DR/MIT General Policies, in English and Spanish at
<https://recuperacion.pr.gov/en/resources/policies/>
<https://recuperacion.pr.gov/recursos/politicas/>**and**

2.1 Cash Management

Subrecipients are required to have procedures in place to minimize the time elapsed between receipt of funds from the grantee and the actual disbursement of those funds. There are four (4) general methods available to transfer CDBG-DR/MIT funds to subrecipients: reimbursement, cash advance, working capital advance and Project Implementation Advance Funding (PIAF).

The reimbursement method shall be the preferred method for disbursement to subrecipients. The reimbursement method entails a transfer of grant funds to the subrecipient based on actual expenditures by the subrecipient before the request for funds. The subrecipient shall submit to PRDOH on a monthly basis, or as otherwise required by the Subrecipient Agreement (SRA) executed with PRDOH, Requests for Reimbursements of activities under the terms of their executed SRA and consistent with the approved Budget and Scope of Work. The subrecipient shall include all supporting

⁴ Dated September 20, 2018

documents required by PRDOH, which include, but is not limited to, the following: invoices/accounts, timesheets, monthly reports, and any other document necessary for payment.

The cash advance method involves the transfer of CDBG-DR/MIT funds from PRDOH based upon the subrecipient's request (and information on obligations) before the actual cash disbursements have been made by the subrecipient.

The working capital advance method involves providing the subrecipient with an upfront cash advance to cover its projected disbursements for an initial period. After this period, the subrecipient will switch to a reimbursement-based cash flow system. This method is specifically utilized when the subrecipient does not have adequate working capital.

PIAF allows subrecipients to request funding by providing a justification, certification, acknowledgment, and an Expenditure Plan. They may receive an advance of up to 25% of the SRA to cover their cash needs for implementing CDBG-DR and CDBG-MIT projects.

All methods must be implemented in compliance with the cash management requirements in accordance with 2 C.F.R. Part 200 as applicable, and 31 C.F.R. Part 205.

In addition to federal and state requirements applicable to the administration of CDBG-DR/MIT funds, as specified through published PRDOH policy, the Subrecipient shall comply with the requirements, policies, regulations, and criteria contained in the SRA and in the PRDOH Subrecipient Management Policy.

The Subrecipient Management Policy sets forth direction for the administration of programs funded by the PRDOH CDBG-DR/MIT Programs under a Subrecipient Agreement with a non-federal entity. It is intended to establish a policy pertaining to PRDOH management and oversight of Subrecipient activities as well as provide the Subrecipient with the general expectations for Program compliance. Although some portions of the policy involve complex Federal regulations, it summarizes the essential elements for proper Program operation applicable to the key management areas. The Policy is neither intended to be all-inclusive nor so restrictive that it cannot be amended. The Policy does not apply to entities who were determined to be Contractors by the PRDOH, according with 2 C.F.R. § 200.331. Furthermore, the Subrecipient shall also comply with applicable federal, state, and local codes, regulations, statutes, ordinances, and laws applicable to the administration of CDBG-DR/MIT funds. Failure to comply with any of the above may result in forfeiture of the CDBG-DR/MIT funding provided to the Subrecipient under an SRA, and consequently in the termination of the SRA.

You may access the Subrecipient Management Policy and all CDBG-DR/MIT General Policies, in English and Spanish at

<https://recuperacion.pr.gov/en/resources/policies/>

and

<https://recuperacion.pr.gov/recursos/politicas/>.

3 Cost Principles

3.1 Reasonable Cost

As found in 2 C.F.R. Part 200, Subpart E, cost reasonableness and cost principles guidelines have been established for recipients of Federal awards. PRDOH follows these principles as the entity responsible for the administration of a Federal award and it assumes responsibility for administering Federal funds. As such, it is especially important that adherence to these principles be followed when a non-Federal entity is predominately federally funded.

A cost is considered reasonable if it does not exceed that which would be incurred by a prudent person under the circumstances prevailing at the time the decision was made to incur the cost. When assessing cost reasonableness, PRDOH shall consider:

- Whether the cost is of a type generally recognized as ordinary and necessary for the operation of PRDOH or the proper and efficient performance of the Federal award.
- The restraints or requirements imposed by such factors as: sound business practices; arm's-length bargaining; Federal, and local laws and regulations; and terms and conditions of the Federal award.
- Market prices for comparable goods or services for the geographic area.
- Whether the individuals concerned acted with prudence in the circumstances considering their responsibilities to PRDOH, its employees, where applicable, its students or membership, the public at large, and the Federal Government.
- Whether PRDOH significantly deviates from its established practices and policies regarding the incurrence of costs, which may unjustifiably increase the Federal award's cost.

3.2 Allowable Cost

Basic guidelines set forth by the United States Office of Management and Budget (**OMB**)⁵ establish a cost is allowable under the CDBG Programs if:

- The expenditure
 - Is necessary, reasonable, and directly related to the grant
 - Has been authorized by the grantee
 - Is not prohibited under Federal, state, or local laws or regulations
 - Is consistently treated
- The cost

⁵ OMB Circulars A-87 and A-122. See: <https://obamawhitehouse.archives.gov/omb/circulars/a087/2004> and <https://georgewbush-whitehouse.archives.gov/omb/circulars/a122/a122.html>. Both OMB Circulars were incorporated and consolidated into 2 C.F.R. Part 200 - Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, which came into effect in December 2014.

- Must be allocable to the CDBG Programs
- Is net of all applicable credits

PRDOH shall consider cost allowability following the general criteria as described at 2 C.F.R. § 200.402 through § 200.411:

- Be necessary and reasonable for proper and efficient performance and administration of CDBG-DR/MIT grant as noted under the provisions of 2 C.F.R. § 200.404;
- Conform to any limitations or exclusions set forth under the provisions of 2 C.F.R. § 200.408, federal laws, terms and conditions of the federal award, or other governing regulations as to types or amounts of cost items;
- Be consistent with policies, regulations, and procedures that apply uniformly to both the CDBG-DR/MIT grant and other activities of PRDOH;
- Be accorded consistent treatment; a cost may not be assigned to the CDBG-DR/MIT Programs as a direct cost if any other cost incurred for the same purpose in like circumstances has been allocated to the Program as an indirect cost.
- Be determined in accordance with Generally Accepted Accounting Principles (**GAAP**);
- Not be included as a cost or used to meet cost sharing or matching requirements of any other Federal award in either the current or a prior period, except as specifically provided by federal law or regulation (e.g., FEMA match is permitted);
- Be adequately documented;
- Be allocable to the CDBG-DR/MIT grants under the provisions of 2 C.F.R. § 200.405;
- Be net of applicable credits (that is, any credits such as discounts or price adjustments must be deducted from the total costs charged);
- Be authorized or not prohibited under state or local laws or regulation.

3.3 Cost Classification and Allocation

Costs charged to the CDBG-DR/MIT Programs must be allocable and classified to the CDBG- DR/MIT Programs (2 C.F.R. § 200.405 and 2 C.F.R. § 200.412). There is no universal rule for classifying certain costs as either direct or indirect. A cost may be direct with respect to some specific service or function, but indirect with respect to the CDBG-DR/MIT Programs; therefore, it is essential that each cost:

- It's treated consistently with other costs incurred for the same purpose in like circumstances either as a direct or an indirect cost to avoid possible double-charging of Federal awards (i.e., the PRDOH and its subrecipients must treat costs consistently for all grant programs); and
- Meet one (1) of the following three (3) conditions:
 - Is incurred specifically for the CDBG-DR/MIT Programs.

- Benefits the CDBG-DR/MIT Programs and other work and can be distributed in proportions that may be approximated using reasonable methods.
- It is necessary to the overall operation of the organization, even if a direct relationship to any particular cost objective cannot be identified (e.g., indirect cost).

Any costs allocable to a particular federal award or cost objective (such as CDBG-DR/MIT) may not be charged to other federal awards to overcome funding deficiencies, to avoid restrictions imposed by Federal statutes, regulations, or terms and conditions of the federal award, or for other reasons.

Indirect costs are defined as those costs incurred for a common or joint purpose benefitting more than one cost objective, and not readily assignable to the cost objectives specifically benefitted, without effort disproportionate to the results achieved⁶. For a cost to be chargeable to the Programs, it must be necessary, reasonable, allowable, and allocable pursuant to § 200.403, 200.404 and 200.405, respectively.

You may access the CDBG-DR/MIT Financial Policy and all CDBG-DR/MIT General Policies, in English and Spanish at <https://recuperacion.pr.gov/en/resources/policies/> and <https://recuperacion.pr.gov/recursos/politicas/>.

4 Program Income

The PRDOH acknowledges the program income definition at 24 C.F.R § 570.489(e) and Federal Register Notices 83 FR 5844, 84 FR 45838, 86 FR 32681 87 FR 6364 and in 88 FR 32046 for CDBG-DR/MIT funds allocated under Public Laws 115-56, 115-123, 115-254, 116-20, 117-43, 117-180 and 117-328. In accordance with those definitions, program income for the PRDOH CDBG-DR/MIT Programs is defined as the following:

Program income is defined as gross income generated from the use of CDBG-DR/MIT funds and received by a State or a subrecipient of a State, except as provided in the relevant Federal Register Notices, pertaining to the net income from the use or rental of real property owned by a State, local government, or subrecipient thereof that was constructed or improved with CDBG-DR/MIT funds, and received by a State or a subrecipient of a State.

Program income includes, but is not limited to, the following:

- Proceeds from the disposition by sale or long-term lease of real property purchased or improved with CDBG-DR/MIT funds.

⁶ 2 C.F.R. § 200.1 – Indirect costs

- Proceeds from the disposition of equipment purchased with CDBG–DR/MIT funds.
- Gross income from the use or rental of real or personal property acquired by a State, local government, or subrecipient thereof with CDBG–DR/MIT funds, less the costs incidental to the generation of the income (i.e., net income).
- Net income from the use or rental of real property owned by a State, local government, or subrecipient thereof, that was constructed or improved with CDBG–DR/MIT funds.⁷
- Payments of principal and interest on loans made using CDBG–DR/MIT funds.
- Proceeds from the sale of loans made with CDBG–DR/MIT funds.
- Proceeds from the sale of obligations secured by loans made with CDBG–DR/MIT funds.
- Interest earned on program income pending disposition of the income, including interest earned on funds held in a revolving fund account.
- Funds collected through special assessments made against nonresidential properties and properties owned and occupied by households not low- and moderate-income, where the special assessments are used to recover all or part of the CDBG–DR/MIT portion of a public improvement.
- Gross income paid to a State, local government, or a subrecipient thereof, from the ownership interest in a for-profit entity in which the income is in return for the provision of CDBG–DR/MIT assistance.

If Program Income is generated by a project that is only partially assisted with the CDBG-DR/MIT funding, the amount of Program Income attributable to CDBG-DR/MIT will be prorated to account for the percentage of the project funded by CDBG-DR/MIT.

Program income does not include the following:

- Income earned from the investment of initial proceeds of a grant advance from the U.S. Treasury; interest earned on loans or other forms of assistance with CDBG-DR/MIT funds that are used for activities that are determined by HUD to be ineligible; interest earned on reimbursements to the program account prior to the use of the reimbursed funds for eligible activities;
- Any income received in a single program year by the PRDOH and its subrecipients, which does not exceed \$35,000 other than revolving funds that are retained by PRDOH and its subrecipients (all funds from revolving funds are considered program income). Note: it is the policy of PRDOH to report 100% of Program Income generated by the CDBG-DR/MIT Programs in the Disaster Recovery Grant Reporting (**DRGR**) system;

⁷ In 86 FR 32681, 87 FR 6364 and 88 FR 32046, the clause states: Gross income from the use or rental of real property owned by a state, local government, or subrecipient thereof, that was constructed or improved with CDBG–DR funds, less costs incidental to generation of the income.

- Funds collected through special assessments to recover non-CDBG-DR/MIT outlays of capital improvements;
- Proceeds from the disposition of real property by a subrecipient that was acquired or improved with CDBG-DR/MIT funds five (5) years after the termination of the subrecipient agreement (certain conditions apply - refer to 24 C.F.R. § 570.503(b)(7));
- The following classes of interest will be remitted to HUD for transmittal to the U.S. Treasury, and will not be returned to PRDOH's CDBG-DR/MIT line of credit 24 C.F.R. § 570.489(e)(2)(iv):
 - Interest income from loans or other forms of assistance provided with CDBG-DR/MIT funds that are used for activities determined by HUD to be not eligible under § 570.482 or section 105(a) of the Housing and Community Development Act of 1974 (**HCDA**), 42 U.S.C. § 5301 *et seq.*, to fail to meet a national objective in accordance with the requirements of 24 C.F.R. § 570.483, or fail to substantially to meet any other requirement of Subpart I of the HCDA ;
 - Interest income from deposits of amounts reimbursed to PRDOH's program account prior to PRDOH's disbursement of the reimbursed funds for eligible purposes; and
 - Interest income received by a municipality on deposits of grant funds before disbursement of the funds for activities, except that the municipality may keep interest payments of up to \$100 per year for administrative expenses otherwise permitted to be paid with CDBG-DR/MIT funds.

The PRDOH may require subrecipients to remit Program Income as it is generated or retain the Program Income for other eligible uses.

HUD allows PRDOH to transfer Program Income generated by the CDBG-DR/MIT grants to its annual CDBG program before close-out of the CDBG-DR/MIT grants, or to any annual CDBG-funded activities carried out by a municipality. Program Income received after close-out may also be transferred to the annual CDBG Program. In all cases, any Program Income that is transferred to the annual CDBG Program will not be subject to the waivers and alternative requirements of the applicable Federal Register Notice but will instead be subject to regular CDBG program rules. PRDOH does not plan to transfer Program Income generated by the CDBG-DR/MIT grants. If such a transfer is planned, PRDOH will develop a policy for transferring Program Income prior to transfer and program closeout.

HUD allows PRDOH and its subrecipients to establish revolving funds to carry out specific, identified CDBG-DR/MIT funded activities, such as housing rehabilitation or economic development loan programs. However, PRDOH does not anticipate establishing

revolving funds or allowing subrecipients to establish revolving funds. A revolving fund is a separate fund (with a set of accounts that are independent of other program accounts) established to carry out specific activities. These activities generate payments used to support similar activities going forward. These payments to the revolving fund are program income and must be substantially disbursed from the revolving fund before additional grant funds are drawn from the U.S. Treasury for payments that could be funded from the revolving fund. Such program income is not allowed to be disbursed for non-revolving fund activities.

The PRDOH may also establish a revolving fund to distribute funds to local governments to carry out specific, identified activities. The same requirements apply to this type of revolving fund. No revolving fund shall be directly funded or capitalized with CDBG-DR/MIT grant funds, pursuant to 24 C.F.R. § 570.489(f)(3).

The requirements of CDBG-funded revolving funds include:

- Revolving funds must be held in interest-bearing accounts.
- Interest earned on revolving fund balances must be remitted to the U.S. Treasury, not less than annually. (Note: Interest paid by borrowers of CDBG-DR/MIT - funded loans made from the revolving fund is considered Program Income and subject to the CDBG-DR/MIT Program Income requirements).

As provided in 83 FR 5844, 84 FR 45838, 86 FR 32681 87 FR 6364 and in 88 FR 32046, PRDOH is required to use the DRGR system to draw grant funds for each activity. PRDOH is also required to use the DRGR system to track program income receipts, disbursements, revolving loan funds, and leveraged funds (if applicable). The DRGR system requires grantees to use program income before drawing additional grant funds and ensures that program income retained by one organization will not affect grant draw requests for other organizations.⁸ Allowability of retention of program income and requirements for tracking and reporting program income will be prescribed in subrecipient agreements as applicable to each program.

You may access the CDBG-DR/MIT Program Income Policy, and all CDBG-DR/MIT General Policies, in English and Spanish at

<https://recuperacion.pr.gov/en/resources/policies/general-policies/>

and

<https://recuperacion.pr.gov/recursos/politicas/politicas-generales/>

5 Federal Funding Accountability and Transparency Act (FFATA)

The Federal Funding Accountability and Transparency Act of 2006 (**FFATA**), as amended (Pub. L. 109-282), was signed with the intent of reducing wasteful government spending

⁸ 87 FR 6364 and 88 FR 32046 does not include this requirement.

and providing citizens with the ability to hold the government accountable for spending decisions. 2 C.F.R. Part 170 outlines the requirements of recipients in reporting information on subawards and executive total compensation under FFATA legislation. PRDOH, as grantee of CDBG-DR/MIT funds, is subject to these requirements.

Prime awardees -prime contractors and prime grant recipients- are required to capture and report subawards and subcontracts in the FFATA Subaward Reporting System (**FSRS**), the reporting tool for Federal prime awardees. This information reported will then be displayed on a public and searchable website: www.USASpending.gov. A subaward is granted whenever a prime award recipient awards an eligible subrecipient a portion of the award to provide support for the performance of any portion of the project or program for which the award was received. Subawards are granted via a legal instrument or agreement considered to be a contract between the two entities. A subrecipient is any entity receiving a subaward from the prime recipient and is accountable to the recipient for the use of Federal funds provided by the subaward.

6 Procurement

6.1 Procurement Manual for CDBG-DR, CDBG-MIT and CDBG-State Programs, Regulation No. 9506

The Uniform Guidance procurement requirements (2 C.F.R. part 200, Subpart D) are applicable to CDBG-DR/MIT funded projects. These policies and procedures ensure that Federal dollars are spent fairly and encourage open competition at the best level of service and price. All parties involved in the procurement process must adhere to these requirements.

On September 25, 2023, the "Procurement Manual for the CDBG-DR, CDBG-MIT, and CDBG State Programs", Regulation No. 9506, become effective, which repealed the "Procurement Manual for the CDBG-DR Program", Regulation No. 9205, of September 3, 2020 (**Regulation No. 9205**), and any other previously regulation, manual, administrative order, or circular letter regarding this matter.

Subrecipients shall procure all materials, property, equipment, or services in accordance with the requirements set forth in 2 C.F.R. § 200.318 through § 200.327. PRDOH monitors the procurement actions of their Subrecipients as part of their oversight responsibilities.

For the Non-Federal Match Program (**NFMP**) and the Hazard Mitigation Grant Program (**HMGP**), subrecipients must comply with the procurement standards of the Federal Emergency Management Agency (**FEMA**). However, if FEMA does not conduct a cost and price analysis, the sections of the manual related to such matters must be adhered to. Likewise, subrecipients are required to provide PRDOH with the necessary records to document compliance with applicable regulations.

You may access the Procurement Manual for the CDBG-DR, CDBG-MIT and CDBG State Programs in English and Spanish at <https://recuperacion.pr.gov/en/procurement-and-nofa/> and <https://recuperacion.pr.gov/subastas-y-nofas/adquisiciones-cdbg-dr/>

Information on the procurement processes under the CDBG-DR/MIT funds is also available in English and Spanish <https://recuperacion.pr.gov/en/procurement-and-nofa/> and <https://recuperacion.pr.gov/subastas-y-nofas/>.

7 Debarment and Suspension

The regulations implementing Executive Orders No. 12549 and 12689, in 2 C.F.R. Part 180, OMB Guidelines to Agencies on Governmentwide Debarment and Suspension (Nonprocurement), restrict awards, subawards, and contracts with certain parties that are debarred, suspended, or otherwise excluded from or ineligible for participation in Federal assistance programs or activities.

A contract award must not be made to parties listed on the government wide exclusions in the System for Award Management (**SAM**). SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order No.12549.

You may access the CDBG-DR/MIT Subrecipient Management Policy, and all CDBG-DR/MIT General Policies, in English and Spanish at <https://recuperacion.pr.gov/en/resources/policies/> and <https://recuperacion.pr.gov/recursos/politicas/>.

8 Anti-lobbying Restrictions

As per 31 U.S.C. § 1352 (Limitation on Use of Appropriated Funds to Influence Certain Federal Contracting and Financial Transactions) and 24 C.F.R. Part 87 (New Restrictions on Lobbying), no appropriated funds may be expended by the recipient of a Federal contract, grant, loan, or cooperative agreement to pay any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with any of the following covered Federal actions: the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

Compliance is ensured by requiring each tier to certify to the tier above that it will not and has not used Federally appropriated funds to pay any person or organization for influencing or attempting to influence an officer or employee of any agency, a member

of Congress, or an employee of a member of Congress in connection with obtaining any Federal grant or any other award covered by 31 U.S.C. § 1352. Each tier must also disclose any lobbying with non-Federal funds that takes place in connection with obtaining any Federal award.

8.1 Lobbying Management Policy

Efforts to eradicate corruption and promote transparency originate from Executive Order No. 2019-031 of July 2, 2019, to Create a Lobbyist Registry before the Government of Puerto Rico and Establish the Total Transparency Code for the Agency Heads of the Executive Branch (**OE-2019-031**) and the Department of Justice Circular Letter No. 2019-02 (**CC-2019-02**). OE-2019-03 and CC-2019-0 are derived from the Lobbying Disclosure Act of 1995 (**LDA**), 2 U.S.C.A. § 1601 *et seq.*

CDBG-DR/MIT funds shall not be used to support the use of facilities or equipment for political purposes or to participate in other partisan political activities. PRDOH employees, including officials, contractors, subcontractors, and subrecipients, shall comply with the provisions of the Hatch Act of 1939, as amended, 5 U.S.C. § 7321 *et seq.*, regarding the limitation of political activities and the requirements of 24 C.F.R. § 570.207 regarding political activities.

You may access the CDBG-DR/CDBG-MIT Lobbying Management Policy, and all CDBG-DR General Policies, in English and Spanish at
<https://recuperacion.pr.gov/en/resources/policies/general-policies/>
<https://recuperacion.pr.gov/recursos/politicas/politicas-generales/>**and**

9 Monitoring

The following regulations and Grant Agreement conditions require the PRDOH to monitor each program, function or activity funded by its CDBG-DR/MIT award(s) to ensure compliance with applicable Federal requirements and to determine if performance expectations are being achieved. This includes monitoring of CDBG-DR/MIT funded activities carried out by subrecipients, contractors, and PRDOH.

- **2 C.F.R. 200.329 – Monitoring and Reporting Program Performance.** Requires PRDOH to monitor each program, function or activity funded by its CDBG-DR/MIT award to ensure compliance with applicable Federal requirements and determine if performance expectations are being achieved.
- **2 C.F.R. 200.332 – Requirements to Pass-through Entities.** Requires PRDOH to evaluate each subrecipient's risk of non-compliance with rules and regulations; and monitor subrecipient to ensure funds are used for authorized purposes, in compliance with regulations; and that performance goals are achieved.
- **24 C.F.R. 570.492 – State's Review's and Audits.** Requires PRDOH to make reviews

of units of general local government to meet the requirements of section 104(e)(2) of Title I of the Housing and Community Development Act of 1974, as amended (42 U.S.C. 5301 *et seq.*).

- **Federal Registers⁹.** Requires PRDOH to prepare and submit procedures to detect and prevent fraud, waste, and abuse that: Indicate how PRDOH will verify the accuracy of information provided by applicants; and provide a monitoring policy indicating how and why monitoring is conducted, the frequency of monitoring and which items are monitored.
- **Grant Agreements¹⁰.** Requires PRDOH to develop a monitoring plan for overseeing the performance of subrecipients, including: an evaluation on the subrecipient's risk of non-compliance with rules and regulations; and a plan to monitor the subrecipient activities to ensure subawards are used in compliance with rules and regulations, and performance goals are achieved.

Monitoring is the principal means by which PRDOH, as grantee of the CDBG-DR/MIT funds, ensures that programs and technical areas are carried out efficiently, effectively, and in compliance with applicable laws and regulations. Monitoring aims to assist CDBG-DR/MIT funded programs with improving performance, increasing capacity, and avoiding or remedying instances of non-compliance. Monitoring also provides a means to offer technical assistance for existing, or upcoming changes to, requirements and regulations.

Monitoring is not limited to a one-time event but is rather an ongoing process that assesses the quality of CDBG-DR/MIT funded program performance over the life of the contract or subrecipient agreement and involves continuous communication and evaluation.

Monitoring aims to:

- Gauge the effectiveness and progress of monitored entities in meeting the program objectives, goals, and requirements set forth in written agreements;
- Act as a tool to assist management in identifying issues that may compromise program integrity, funding, and service delivery for remediation;
- Act as a tool to identify opportunities to strengthen program capacity and quality of service delivery; and
- Ensure that programs are operating efficiently and effectively and that CDBG-DR/MIT funds are being used appropriately.

PRDOH Monitoring Team will develop an annual monitoring plan based on the results of a risk analysis conducted following a predetermined risk assessment criterion consistent

⁹ See 83 FR 5844, 84 FR 45838, 87 FR 6364 and 88 FR 32046.

¹⁰ See CDBG-DR Second Grant Agreement (February 2020), Grant Agreement for Earthquakes and Tropical Storm Isaias (January 2022) and Grant Agreement for Electrical System Enhancements (August 2022).

with HUD requirements in the Community Planning and Development Monitoring handbook (6509.2 Rev-7) and CPD Notice 22-04, of February 10, 2022. The risk analysis provides a means by which the PRDOH CDBG-DR/MIT Monitoring Division can identify the risk of fraud, waste, abuse, and non-compliance for each entity implementing CDBG-DR/MIT funded activity. The Monitoring Plan will identify each monitoring event that will be conducted, type of monitoring event, technical assistance to be provided, projected timeline and staffing resources needed.

All entities in receipt of CDBG-DR/MIT funds will receive a financial capacity monitoring event once PRDOH completes a drawdown the DRGR system for the first time to reimburse the entity for funds incurred and invoiced, or if **six (6) months** pass after the written agreement is executed, whichever comes first. This financial capacity monitoring event also automatically places the entity in the risk assessment pool. Once in the risk assessment pool, future monitoring events will be determined by the entity's risk assessment score determined on a bi-annual basis.

There are four (4) types of monitoring events that can be performed:

- On-Site Review;
- Desk Review;
- Financial Capacity Review; and
- Closeout Review

To ensure compliance at all levels (PRDOH CDBG-DR/MIT Program areas, PRDOH CDBG-DR/MIT Finance Division, subrecipients and contractors), all monitoring events will focus not only on the monitored entity, but also on relevant PRDOH CDBG-DR/MIT Program areas and PRDOH CDBG-DR/MIT Finance Division.

Areas or topics reviewed during a monitoring event may result in the identification of observation, concerns, and/or findings for the Monitored Entity and/or PRDOH programmatic area or Finance Division responsible for the monitored area or topic. When deficiencies are observed during a monitoring event, technical assistance, including formal trainings, verbal or written advice and documentation and guidance, may be provided to assist in the resolution of the deficiency, as needed. All trainings will be a coordinated effort between the Monitoring Division and the programmatic area.

The PRDOH CDBG-DR/MIT Monitoring Manual may be updated, as needed, based on program design and changes to federal and local policies and requirements over the life of the grants.

You may access the Monitoring Manual, and all CDBG-DR/MIT General Policies, in English and Spanish at <https://recuperacion.pr.gov/en/resources/policies/general-policies/> and <https://recuperacion.pr.gov/recursos/politicas/politicas-generales/>.

9.1 Single Audit

Upon expending more than \$750,000¹¹ in federal funds in any given fiscal year, the PRDOH Finance Division shall schedule a single audit with an independent auditor.¹² In preparation for the annual audit, the CDBG-DR/MIT Finance Director shall perform a self-assessment of internal controls using the Standards for Internal Control in the Federal Government guidance document issued by the Comptroller General of the United States, which will ensure compliance with 2 C.F.R. § 200.303(a). All PRDOH CDBG-DR/MIT subrecipients that expend more than \$750,000 of federal funds in a fiscal year must also perform a single audit and submit to PRDOH upon request.

A subrecipient that expends less than \$750,000 in Federal awards during the entity's fiscal year is exempt from audit requirements for that year, except as noted in 2 C.F.R. § 200.503.

All audit findings shall be recorded in detail by the PRDOH and shall detail both compliance of application and use of funds. Issues of non-compliance shall be categorized as either material or administrative. Grant recipients, subrecipients, program partners, or any party found to be in material non-compliance, or which received funds in error, may be required to repay grant or loan funds to PRDOH, as per the Terms and Conditions of their agreement. Grant recipients, subrecipients, program partners or any party found to be willfully fraudulent will be prosecuted.

10 Minority and Women Owned Business Enterprises (M/WBE)

Regulations at 2 C.F.R. § 200.321 requires PRDOH, as a non-Federal entity defined in 2 C.F.R. § 200.1, to take necessary steps to ensure that, whenever possible, subrecipients, contractors, subcontractors, and/or developers funded in whole or in part with CDBG-DR/MIT financial assistance direct contract and other economic opportunities to small and minority businesses, minority business enterprises (**MBE**), women's business enterprises (**WBE**) (together **M/WBE** firms), and labor surplus area (**LSA**) firms.

Compliance is ensured by requiring, as applicable, subrecipients, program partners and contractors to make best efforts to achieve an overall M/WBE participation goal of twenty percent (20%) of the entire contract value consisting of ten percent (10%) percent for MBE and ten percent (10%) for WBE.

If, after making good faith efforts, a subrecipient, developer, or contractor is unable to meet M/WBE participation requirement, they may submit, either with their bid or during the project implementation, a written M/WBE Waiver Request to PRDOH for evaluation. The request

¹¹ PRDOH is awaiting HUD guidance for implementation of changes to 2 C.F.R. Part 200, effective October 1, 2024.

¹² See 2 C.F.R. §200.501 (a) and §200.501 (b).

must set forth the reasons for the inability to meet any or all the participation requirements together with an explanation of the affirmative steps undertaken.

The following are considered affirmative steps:¹³

- Placing qualified M/WBE firms on the PRDOH M/WBE solicitation list, indicating the area of qualification (MBE or WBE), and the types of contracting and subcontracting opportunities of interest to these firms;
- Notify M/WBE firms on the M/WBE solicitation list of contracting opportunities in writing on the first day of the procurement solicitation;
- When economically feasible, structure procurement solicitations so that the total requirements are divided into subsets consisting of smaller tasks or quantities for the purpose of retaining multiple firms or to facilitate subcontracting opportunities within the larger contract that would be suitable for M/WBE firms;
- When feasible, establish delivery schedules within procurements to encourage participation by M/WBE firms;
- Recommend that M/WBE use the services and assistance, as appropriate, of such organizations as the Small Business Administration (SBA) and the Minority Business Development Agency of the Department of Commerce (MBDA);
- Require the prime bidder or prime contractor, if subcontracts are to be let, to take the affirmative steps listed in the Contractors' Responsibilities section of this Policy to implement M/WBE utilization requirements;
- Promote contract and business opportunities for M/WBE firms through local media, electronic and print marketing, among others;
- Develop informational materials, such as fact sheets, regarding M/WBE firms contract opportunities; and
- Sponsor M/WBEs conferences and/or business opportunity-related meetings.

You may access the CDBG-DR/MIT Minority and Women Owned Business Enterprise Policy (M/WBE Policy) and all CDBG-DR/MIT General Policies, in English and Spanish at <https://recuperacion.pr.gov/en/resources/policies/general-policies/> and <https://recuperacion.pr.gov/recursos/politicas/politicas-generales/>.

For more information of M/WBE, you may also see <https://recuperacion.pr.gov/en/section-3/enterprise-woman-minority-mwbe/> in English; and <https://recuperacion.pr.gov/seccion-3/empresa-de-mujeres-minorias-mwbe/> in Spanish.

¹³ 2 C.F.R. § 200.321

11 Labor Standards

11.1 Davis-Bacon Act (40 U.S.C. §§ 3141-3148)

The Davis-Bacon Act of 1931 and Related Acts (**DBRA**), as amended, 40 U.S.C. §§ 3141-3148, applies to contractors and subcontractors carrying out construction work under a contract in excess of \$2,000.00 that is funded in whole or in part by applicable federal assistance. DBRA provides for the determination of prevailing wage rates and fringe benefits to corresponding PRDOH CDBG-DR/MIT programs, projects, and activities. The higher prevailing wage rate between Federal Government and State must be adhered to and made applicable. Davis-Bacon also applies to residential construction which consists of projects involving the construction, alteration, or repair of eight (8) or more separate, contiguous single-family houses operated by a single entity as a single project or eight (8) or more units in a single structure. DBRA determines applicability of Davis-Bacon to Federally assisted construction contracts. The Housing and Community Development Act of 1974 (**HCDA**), 42 U.S.C. § 5301 *et seq.*, Section 110 of the HCDA, determines the DBRA applicability to CDBG-DR/MIT.

Davis-Bacon wages are “based on the wages the Secretary of Labor determines to be prevailing for the corresponding classes of laborers and mechanics employed on projects of a character similar to the contract work” in a local area.¹⁴ These wage determinations are set by the U.S. Department of Labor and are published online at <https://sam.gov/content/wage-determinations>. Additionally, the reporting requirements per HUD and the U.S. Department of Labor regulations must be followed. This requirement also extends to subrecipients and contractors. Applicable programs and services must comply with DBRA through the submission of certified payroll records and interviews of prime and subcontractor laborers.

You may access the CDBG-DR/MIT Davis Bacon and Related Acts Policy, and all CDBG-DR/MIT General Policies in English and Spanish at <https://recuperacion.pr.gov/en/resources/policies/general-policies/> and <https://recuperacion.pr.gov/recursos/politicas/politicas-generales/>.

11.2 Fair Labor Standards Act of 1938 (29 U.S.C. § 201)

The Fair Labor Standards Act of 1938 (**FLSA**), as amended, 29 U.S.C. § 201 *et seq.*, establishes the basic minimum wage levels for all work and requires the payment of overtime at the rate of time and one-half the basic hourly rate of pay for work in excess of forty (**40**) hours per week. These labor standards are applicable to the entire construction contract, regardless of whether CDBG-DR/MIT funds finance only a portion of the project. Excluding the exceptions listed below, all workers employed by contractors or subcontractors in the performance of construction work financed in whole or in part with assistance received under CDBG-DR/MIT Programs must be paid wages at rates not

¹⁴ 40 U.S.C. § 3142

less than those prevailing on similar construction in the locality as determined by the Secretary of Labor. See 41 C.F.R. Part 60 on Obligations of Contractors and Subcontractors.

Exceptions to FLSA include:

- Construction contracts of \$2,000.00 or less;
- Real property acquisition;
- Architectural and engineering fees;
- Other services (such as legal, accounting, construction management);
- Other non-construction items (such as furniture, business licenses, real estate taxes);
- Rehabilitation of residential property or project consisting of fewer than eight (8) dwellings; and
- Debris removal, demolition, and/or clearance activities, unless related to construction (demolition and clearance as independent functions are not considered construction).

Executive Order No. 11246, issued September 28, 1965, as amended, established requirements for non-discriminatory practices in hiring and employment on the part of government contractors. It prohibits Federal contractors and federally-assisted construction contractors and subcontractors, who do over \$10,000.00 in government business in one year from discriminating in employment decisions based on race, color, religion, sex, sexual orientation, gender identity, or national origin. This Executive Order also requires government contractors to take affirmative action to ensure that equal opportunity is provided in all aspects of their employment. This regulation is adhered to within all programs.

11.3 Contract Work Hours and Safety Standards Act (40 U.S.C. § 3701)

The Contract Work Hours and Safety Standards Act (**CWHSSA**) applies to both direct Federal contracts and federally assisted contracts in excess of \$100,000.00 where those contracts require or involve the employment of laborers and mechanics, and Federal wage standards are applicable. Under the provisions of the CWHSSA, as amended, 40 U.S.C. §§ 3701-3708, contractors and subcontractors must pay laborers and mechanics, including guards and watchmen, premium pay or time and one-half their regular pay, plus any fringe benefits, for work in excess of forty (40) hours per week. CWHSSA requires premium overtime pay only when all hours considered under CWHSSA overtime requirements – 40 hours plus additional (overtime) hours – are performed on CWHSSA-covered sites of work. Additionally, CWHSSA prohibits unsanitary, hazardous, or dangerous working conditions on federal and federally financed and assisted construction projects.

11.4 Copeland Anti-Kickback Act (40 U.S.C. § 3145)

The Copeland Anti-Kickback Act supplemented the Davis-Bacon Act and prohibits a federal building contractor or subcontractor from inducing employees into giving up any part of the compensation that they are entitled to under the terms of their employment contract and establishes reporting requirements for wages paid to workers on construction sites.

Specifically, the Copeland Anti-kickback Act and implementing regulations require contractors and subcontractors performing on covered contracts to pay their employees on a weekly basis and in cash or a negotiable instrument payable on demand and to submit weekly payroll reports of the wages paid to their laborers and mechanics during the preceding payroll period.

The reporting requirements per HUD and the U.S. Department of Labor regulations must be followed. This requirement also extends to subrecipients and contractors.

11.5 Section 3 of the Housing and Urban Development Act of 1968

Section 3 of the Housing and Urban Development Act of 1968 (**Section 3**), as amended, 12 U.S.C. § 1701u, and its implementing regulation at 24 C.F.R. Part 75, requires that recipients, subrecipients, contractors, subcontractors, and contractors of subrecipients performing covered construction activities funded in whole or in part by CDBG-DR/MIT funding to extend hiring opportunities and contracts, to the greatest extent feasible, to low- and very-low-income persons, particularly those who are recipients of government assistance for housing or residents of the community in which Federal assistance is spent or who meet the income limits identified by HUD.¹⁵

Contractors, subcontractors as well as subrecipients to PRDOH and their respective contractors and subcontractors must demonstrate compliance, to the greatest extent feasible, with Section 3 by implementing the employment, training, and contracting requirements of 24 C.F.R. § 75.19, and meeting or exceeding the HUD established labor hour safe harbor benchmarks for Section 3 Workers and Targeted Section 3 Workers.

Businesses concerns that provide economic opportunities to low- and very-low-income persons can qualify as Section 3 in any one of three (3) ways: (a) If it is at least fifty one percent (51%) owned and controlled by low- or very lowincome persons. (b) Over seventy-five percent (75%) of the labor hours performed for the business over the prior three (3)-month period are performed by Section 3 Workers; or (c) It is a business at least fifty one percent (51%) owned and controlled by current public housing residents or residents who currently live in Section 8-assisted housing.

¹⁵ <https://www.huduser.gov/portal/datasets/il.html#null>

For subrecipients and contractors that receive more than \$200,000.00 in CDBG-DR/MIT assistance, or in the instance of designated Lead Hazard projects, \$100,000.00, it is required that an approved Section 3 plan is in place before the project is awarded and approved. These Section 3 projects are held to the employment and training, contracting, and meeting HUD established benchmarks for Section 3 Workers and Targeted Section 3 Workers. In establishing the Section 3 benchmarks, professional services, as defined in 85 FR 61524, are excluded from Section 3. The plan for compliance with Section 3 must be submitted for approval prior to the start of construction or professional services on any contract activity. Section 3 clause is found at 24 C.F.R. § 75.27.

PRDOH has developed the Section 3 Policy and various tools to fulfill Section 3 participation for new hires, training, contracting and other economic opportunities for participation in federal contracting opportunities with CDBG-DR/MIT funding.

All documentation for Section 3 efforts should be provided to PRDOH and should include metrics to indicate efforts for new hiring or subcontracting.

You may access the CDBG-DR/MIT Section 3 Policy, and all CDBG-DR/MIT General Policies, in English and Spanish at
<https://recuperacion.pr.gov/en/resources/policies/general-policies/> and
<https://recuperacion.pr.gov/recursos/politicas/politicas-generales/>.

Additional information can be found in CDBG-DR/MIT's Section 3 page, published in English and Spanish at <https://recuperacion.pr.gov/en/section-3/> and <https://recuperacion.pr.gov/seccion-3/>.

12 Local Laws

12.1 Anticorruption Code for the New Puerto Rico, Act No. 2-2018

The Anti-Corruption Code for the New Puerto Rico (the Code), Act No. 2-2018, as amended, consolidated separate public policy and anti-corruption legislation into a single code.

As stated in its Explanatory Statement, the most frequent act of corruption is the improper use of public power to obtain an illegitimate advantage, generally secretly and privately, as well as the illegitimate use of privileged information and sponsorship, among other acts of corruption.

The Anticorruption Code focuses on the conduct and ethics of contractors and suppliers. While the conduct of public servants is regulated by Puerto Rico Government Ethics Office Organic Act, Act No.1-2012.

Therefore, the Code implements initiatives that address the problem of corruption in contracting services; auction process and granting; purchases; granting of permits; resolution and adjudication of controversies.

Pursuant to Section 3.4 of the Anticorruption Code, any natural or juridical person who has been convicted of: violating Sections 4.2, 4.3, or 5.7 of Act No. 1-2012, known as the "Government Ethics Office Organic Act"; committing any of the offenses against public service or public funds deemed felonies under Sections 250 through 266 of Act No. 146-2012, as amended, known as the Penal Code of Puerto Rico, any of the offenses classified under the Code of Ethics of Act. No. 2-2018, as amended, or any other felony involving misappropriation of public funds or property, including, but not limited to, the offenses listed in Section 6.8 of Act No. 8-2017, shall be ineligible to contract or bid with the PRDOH for the period established in Section 6.8 of Act No. 8-2017. If no such period is established, the person shall be ineligible for ten (10) years from the date he/she finishes serving the sentence.

The Code also provides whistleblower protections prohibiting private entities and government officials from "harassing, discriminating, firing, threatening, or suspending any benefit, right or protection" to anyone who has provided information, cooperated or has acted as a witness in any investigation leading to any complaint, accusation, conviction, civil or administrative action, related to the illegal use or misappropriation of public funds or other acts of corruption. The Code also allows for whistleblowers to claim civil damages for violations to the retaliation prohibitions set forth.

PRDOH has a commitment to fight corruption, and the PRDOH CDBG-DR/MIT Programs are not excepted from this commitment. Accordingly, PRDOH has published in the CDBG-DR/MIT website the Anti-Fraud, Waste, Abuse, or Mismanagement Policy and the Conflict of Interest and Standards of Conduct Policy. More details about these policies are provided further in this document.

You may access the CDBG-DR/MIT Anti-Fraud, Waste, Abuse, or Mismanagement Policy, the CDBG-DR/MIT Conflict of Interest and Standards of Conduct Policy, and all CDBG-DR/MIT General Policies in English and Spanish at
<https://recuperacion.pr.gov/en/resources/policies/general-policies/>
<https://recuperacion.pr.gov/recursos/politicas/politicas-generales/> and

The direct link to report fraud directly with PRDOH is
<https://recuperacion.pr.gov/app/cdbgdrrpublic/Fraud>.

12.2 Puerto Rico Government Ethics Office Organic Act

The main objective of the Puerto Rico Government Ethics Office Organic Act, Act No. 1-2012 (**the Act**), is to reaffirm the Government Ethics Office's preventive and supervisory function.

This Act creates the Government Ethics Office of Puerto Rico, which main objective is to educate the public servants so that, in the performance their functions, they exhibit the values of kindness, reliability, justice, responsibility, respect and civility that govern the public administration.¹⁶ According to the Act, no public servant shall intervene, either directly or indirectly, in any matter in which they have a conflict of interests that may result in their benefit. No public servant shall intervene, directly or indirectly, in any matter in which any member of their family unit, relative, partner or housemate has a conflict of interest that may result in benefit for any of the abovementioned. In the case that any of the abovementioned relationships has ended during the **two (2) years** preceding the appointment of the public servant, they shall not intervene, either directly or indirectly, in any matter related to them until **two (2) years** have elapsed after their appointment. This prohibition shall remain in effect insofar as the beneficial ties with the public servant exist. Once the beneficial ties end, the public servant shall not intervene, either directly or indirectly, in such matter until **two (2) years** have elapsed.

PRDOH has incorporated these principles in the CDBG-DR/MIT Anti-Fraud, Waste, Abuse, or Mismanagement Policy and the CDBG-DR/MIT Conflict of Interest and Standards of Conduct Policy.

Both policies promote the rectitude in procedures and actions of public servants that involve the use of public funds.

You may access the CDBG-DR/MIT Anti-Fraud, Waste, Abuse, or Mismanagement Policy, the CDBG-DR/MIT Conflict of Interest and Standards of Conduct Policy, and all CDBG-DR/MIT General Policies in English and Spanish at
<https://recuperacion.pr.gov/en/resources/policies/general-policies/>
<https://recuperacion.pr.gov/recursos/politicas/politicas-generales/> and

The direct link to report fraud directly with PRDOH is
<https://recuperacion.pr.gov/app/cdbgdrrpublic/Fraud>.

12.3 Contracts Registry Act

Act No. 18 of October 30, 1975, as amended, known as Contracts Registry Act, 2 LPRA §§ 97-98, on Article No. 1(a), mandates the following:

Government entities and municipal entities of the Commonwealth of Puerto Rico, without exception, shall keep a record of all their executed contracts, including amendments thereto, and shall send a copy of these to the Office of the Comptroller within **fifteen (15) days** following the date of contract execution or amendment (...).

¹⁶ 3 LPRA § 1855.

The aforementioned act states that non-compliance with the provisions of Article 1 mentioned above shall not be cause for a competent Court to declare the nullity of any legally valid contract or legal transaction. However, no benefit or compensation may be required until the provisions of Article 1 of this Law have been complied with.

In accordance with Act No. 18, Regulation No. 33 of the Office of the Comptroller of Puerto Rico (**OCPR**) was adopted with the purpose of setting standards and procedures to be followed by all entities in the preparation and administration of a Contracts Registry and the remittance of the copies of the contracts to the OCPR. In addition, this Regulation sets the norms and procedures to be followed by the OCPR in the administration of its registry, the examination of public contracts and the issuance of copies of in conformity with the requirements of law.

Additionally, Regulation No. 33 mentions that entities must keep, by accessing the Contracts Registry Program of the OCPR, a record of all executed contracts, as well as any amendment, agreement, determination, or action that terminates them. Said registry will also include contracts that do not have to be remitted to the Office of the Comptroller.

Furthermore, Regulation No. 33 dictates that entities will send the Contracts Registry and digitalized copies to the OCPR, in which they must stamp the signatures of both parties to any executed contract. Any amendment, agreement, determination, or action that terminates it, that is not exempt from being remitted by provision of Regulation No. 33, must be sent to the OCPR.

PRDOH's CDBG-DR/MIT Programs are in compliance with the above-mentioned regulations. Once a contract is signed by the parties, the CDBG-DR/MIT Deputy Director of Contract Administration or area personnel shall comply with the Office of the Comptroller's regulations and will maintain a Contract Register with all the appropriate information. All contracts will be registered digitally at the Office of the Comptroller, except for those circumstances established in Act No. 18, 2 LPRA § 97 (c), along with all its documents and/or appendixes, within **fifteen (15) days** of its execution.

12.4 Occupational Safety and Health

Act No. 16 of August 15, 1975, as amended, 29 LPRA 361 *et seq.*, known as the "Puerto Rico Occupational Safety and Health Act", (**Act No. 16**), was adopted with the purpose of guaranteeing overall safety and health conditions in the workplace. Act No. 16 authorizes the Secretary of the Puerto Rico Department of Labor and Human Resources (**Secretary of Labor**) to adopt rules and regulations pertaining to health and safety conditions for employees in the workplace. As a result of the mandates of such act, the Secretary of Labor established the Puerto Rico Occupational Safety and Health Administration (**PROSHA**) as a mechanism to ensure the objectives specified within Act No. 16 are achieved. PROSHA has exclusive jurisdiction, extending not only to the public

sector but also has authority over private sector workplaces. Given the above, Program subrecipients and contractors are subject to the provisions of Act No. 16 and as such are responsible for complying with the requirements found in the Occupational Safety and Health Policy (**OSH Policy**) developed by PRDOH.

PRDOH established requirements and protocols with the objective of preventing accidents in the construction work areas of CDBG-DR/MIT funded project sites. The OSH Policy describes the processes for investigations, reporting, and correction of unsafe working conditions observed during inspections, as well as for responding to accidents and emergencies when they occur. In order to achieve the objectives established in the OSH Policy, all Program subrecipients and contractors will need to work as a team to maintain safe and healthy work environments. For this reason, the Policy assigns specific roles and responsibilities to all Program subrecipients and contractors.

All Program subrecipients and contractors shall comply with the standards of safety and health as contained in Act No.16 and provisions under Part 1926 of the Code of Federal Regulations, regarding Safety and Health Regulations for Construction (29 C.F.R. Part 1926), they must also comply with the requirements set forth in OSH Policy, as well, with others several federal and state laws, statutes and regulations that can govern CDBG-DR/MIT assisted activities.

You may access the CDBG-DR/MIT OSH Policy, and all CDBG-DR/MIT General Policies, in English and Spanish at <https://recuperacion.pr.gov/en/resources/policies/general-policies/> and <https://recuperacion.pr.gov/recursos/politicas/politicas-generales/>.

13 Affirmatively Furthering Fair Housing

Affirmatively Furthering Fair Housing is a legal requirement that federal agencies and federal grantees further the purposes of the Fair Housing Act 1968, as amended, 42 U.S.C. § 3601 *et seq.* The Fair Housing Act dictates that grantees are required to administer all programs and activities related to housing and urban development in a manner to affirmatively further the policies of said Act.

The Fair Housing Act is enforced by ensuring that all grantees, subrecipients, and/or developers meet the applicable Fair Housing and Affirmative Marketing requirements, provide an affirmative fair housing marketing plan for applicable housing developments, and report on compliance activities as required by PRDOH and HUD.

PRDOH affirmatively furthers fair housing for the CDBG-DR/MIT Programs through outreach community efforts and bilingual program marketing materials (including brochures, press, website, among others) in order to facilitate housing information and services outreach. Program outreach includes multiple communication channels that

allow homeowners to be informed about assistance being offered, eligibility requirements and how to apply to the program. The Programs will take no action that is inconsistent with its obligation to affirmatively further fair housing.

All PRDOH CDBG-DR/MIT Programs will be designed and administered to take meaningful action to affirmatively further fair housing throughout Puerto Rico. All programs and activities will comply with local and federal laws, statutes, and regulations. Further, PRDOH will ensure that its subrecipients and contractors implement programs in a manner that affirmatively furthers fair housing.

PRDOH will maintain training materials, resources and program area documents that review key fair housing requirements and processes. PRDOH will make these materials readily available to PRDOH staff, subrecipients, contractors, and program partners.

As part of its obligation to affirmatively furthering fair housing, PRDOH maintains a current Analysis of Impediments (**AI**) to Fair Housing Choice that clearly identifies impediments which prevent individuals and families across the island from choosing where to live without unlawful discrimination and other barriers faced by members of protected classes including race, color, religion, sex, familial status, national origin, or disability.

To overcome these impediments, the AI establishes appropriate meaningful actions and measurable outcomes to address impediments and further access to fair housing. PRDOH will ensure CDBG-DR/MIT programs and activities align with the actions and desired outcomes identified in the AI.

You may access the CDBG-DR/MIT Fair Housing and Equal Opportunity Policy, and all CDBG- DR/MIT General Policies, in English and Spanish at <https://recuperacion.pr.gov/en/resources/policies/general-policies/> and <https://recuperacion.pr.gov/recursos/politicas/politicas-generales/>.

14 Civil Rights and Non-Discrimination

Title VII of the Civil Rights Act of 1964 was enacted as part of the landmark Civil Rights Act of 1964, 42 U.S.C. § 2000d *et seq.* It prohibits discrimination on the basis of race, color, or national origin in programs and activities receiving federal financial assistance.

Pursuant to Section 109 of the Housing and Community Development Act of 1974 no person in the United States shall on the grounds of race, color, national origin, religion, or sex be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any CDBG-DR/MIT program or activity. Section 109 also directs that the prohibitions against discrimination on the basis of age under the Age Discrimination Act¹⁷ and the prohibitions against discrimination on the basis of disability under section

¹⁷ The Age Discrimination in Employment Act of 1967, as amended, 29 U.S.C. 621 *et seq.*, prohibits discrimination on the basis of age in federally assisted and funded programs or activities, except in limited circumstances.

504 of the Rehabilitation Act of 1973, as amended, 29 U.S.C. § 701 *et seq.*, shall apply to programs or activities receiving Federal financial assistance under Title I programs. The policies and procedures necessary to ensure enforcement of section 109 are codified in 24 C.F.R. part 6. See 24 C.F.R. § 570.602.

14.1 Section 504 of the Rehabilitation Act of 1973

Section 504 of the Rehabilitation Act of 1973, as amended, prohibits discrimination based on disability in federally assisted Programs. This section provides that qualified individuals should not be excluded from participation solely by reason of their disability (including employment), denied program benefits, or subjected to discrimination under any program or activity receiving federal funding assistance. PRDOH is responsible for ensuring programs comply with the requirements set for in Section 504 and that subrecipients and contractors comply with Section 504 requirements. These requirements include, among others, the provision of reasonable accommodations and modifications to meet disability-related needs that afford individuals equal opportunity to access and enjoy the benefits of the CDBG-DR/MIT Programs.

14.2 Americans with Disabilities Act of 1990

The Americans with Disabilities Act of 1990 (**ADA**), as amended, 42 U.S.C. § 12101 *et seq.*, prohibits discrimination and ensures equal opportunity for persons with disabilities in employment, State and local government services, public accommodations, commercial facilities, and transportation. It also mandates the establishment of a telecommunications device for the deaf (TDD)/telephone relay services. PRDOH takes affirmative steps to ensure that people with disabilities have equal access to the programs offered, and that any aid, benefit, or services are delivered in the most integrated manner possible.

14.3 The Architectural Barriers Act of 1968

The Architectural Barriers Act of 1968 (**ABA**), as amended, 42 U.S.C. §§ 4151-4157, requires that certain buildings financed with federal funds must be designed, constructed, or altered in accordance with standards that ensure accessibility for persons with physical disabilities. The ABA covers any building or facility financed in whole or in part with federal funds, except privately-owned residential structures. Covered buildings and facilities designed, constructed, or altered with CDBG-DR/MIT funds are subject to the ABA and must comply with the Uniform Federal Accessibility Standards (**UFAS**).

14.4 Standards for the Use of Force and Nonviolent Civil Rights Demonstrations

According to the Federal Register Notices that govern the use of CDBG-DR/MIT funds¹⁸ grantees must adopt and enforce a policy that prohibits the use of excessive force by

¹⁸ For the CDBG-DR/MIT Programs, HUD waived 24 C.F.R. § 91.325 and established the alternative requirements included in the following Notices: 83 FR 5844, 5867, 84 FR 45838, 45870, 86 FR 32681, 32699, 87 FR 6364, 6387, 88 FR 32046.

law enforcement agencies within their jurisdiction against individuals engaged in nonviolent civil rights demonstrations. Said policy must also ensure the enforcement of applicable federal and local laws against physically barring entrance to or exit from a facility or location that is the subject of a nonviolent civil rights demonstration within their jurisdiction. Units of general local government that receive CDBG-DR/MIT grant funds must also adopt and enforce a policy that complies with the abovementioned HUD requirements.

Accordingly, PRDOH has adopted the Puerto Rico Police Bureau (**PRPB**) General Guideline 600-601 (**OG-600-601**), known as the "Rules for the Use of Force". OG-600-601 establishes the standards and limitations for the use of force by the PRPB's law enforcement personnel to secure control over a situation or person while at the same time protecting the lives of others and complying with civil rights regulations.

PRDOH is committed to ensuring that any CDBG-DR/MIT program or activity being carried out directly by the grantee or through a unit of general local government is conducted in a manner that does not employ or promote the use of excessive force and safeguards the civil rights of those involved.

You may access the PRPB OG-600-601, available in Spanish at <https://biblioteca.policia.pr.gov/>.

14.5 Equal Access Regardless of Sexual Orientation or Gender Identity

As the Nation's housing agency, HUD's policy is to ensure that its programs do not involve arbitrary discrimination against any individual or family otherwise eligible for HUD-assisted or insured housing and that its policies and programs serve as models for equal housing opportunity. Toward this goal, HUD revised its program regulations on February 3, 2012 (Federal Register Vol. 77, No. 23, 77 FR 5662) to ensure that its core programs are open to all eligible individuals and families regardless of actual or perceived sexual orientation, gender identity or marital status in housing assisted with HUD funds or subject to FHA insurance, and to prohibit inquiries on actual or perceived sexual orientation or gender identity for the purpose of determining eligibility for the housing or otherwise making such housing available.

PRDOH, as grantee, and its subrecipients, contractors, and other program participants will ensure that CDBG-DR/MIT activities are conducted in a manner which will not cause discrimination on the basis of race, creed, color, national origin, religion, sex, disability, familial status, gender identity, sexual orientation, marital status, or age.

You may access the CDBG-DR/MIT Fair Housing and Equal Opportunity Policy, and all CDBG-DR/MIT General Policies, in English and Spanish at
<https://recuperacion.pr.gov/en/resources/policies/general-policies/>
<https://recuperacion.pr.gov/recursos/politicas/politicas-generales/>**and**

It is the public policy of the PRDOH to comply with all of the legal rules and jurisprudence that protects its employees, visitors or third parties not employed by or otherwise associated with the PRDOH, and therefore hereby states that: Discrimination on the basis of Sexual Orientation or Gender Identity and Sexual Harassment in all of its manifestations is absolutely forbidden among employees, supervisors, contractors, visitors or third parties not employed by or otherwise associated with the PRDOH.

In accordance with these important principles, PRDOH has enacted the Regulation for the Prevention and Filing of Sexual or Gender Discrimination and Sexual Harassment Complaints which can be accessed in English and Spanish at:
[https://www.vivienda.pr.gov/wp-content/uploads/2015/09/Reglamento-](https://www.vivienda.pr.gov/wp-content/uploads/2015/09/Reglamento-Hostigamiento-Sexual-Ingl%C3%A9s.pdf)

[Hostigamiento-Sexual -Ingl%C3%A9s.pdf](https://www.vivienda.pr.gov/wp-content/uploads/2015/09/Reglamento-Hostigamiento-Sexual-Ingl%C3%A9s.pdf) and <https://www.vivienda.pr.gov/wp-content/uploads/2015/09/Reglamento-Hostigamiento-Sexual.pdf>.

15 Environmental Review

Every project undertaken with Federal funds, and all activities related to that project, is subject to the provisions of the National Environmental Policy Act of 1969 (**NEPA**), 42 U.S.C. § 4321 *et seq.*, as well as to the HUD environmental review regulations at 24 C.F.R. Part 58 (for HUD-funded projects) on Environmental Review Procedures for Entities Assuming HUD Environmental Responsibilities. The primary purpose of this Act is to protect and enhance the quality of our natural environment. 24 C.F.R. § 58.22 prohibits the commitment or spending of federal or non-federal funds on any activity that could have an adverse environmental impact or limit the choice of reasonable alternatives prior to completion of an environmental review. Environmental clearance must be obtained for each project prior to the commitment of federal or non-federal funds.

The primary objectives of the environmental review are to identify specific environmental factors that may be encountered at potential project sites, and to develop procedures to ensure compliance with regulations pertaining to these factors. The environmental review is designed to produce program-specific environmental review procedures in a program that can vary greatly in terms of scope of work.

Laws and regulations which contain environmental provisions with which must be complied with include:

- Protection of Historic Properties (36 C.F.R. Part 800);
- Floodplain Management and Protection of Wetlands (24 C.F.R. Part 55, Executive Order No. 11988 and Executive Order No. 11990;
- Sections 307 (c) and (d) of the Coastal Zone Management Act of 1972 (**CZMA**), as amended, (16 U.S.C. § 1456);
- Sole Source Aquifers (40 C.F.R. Part 149);
- Endangered Species Act of 1973, as amended (16 U.S.C. § 1534 *et seq.* and 50

C.F.R. Part 402);

- Section 7 (b)(c) of the Wild and Scenic Rivers Act of 1968 (**WSRA**), as amended, (16 U.S.C. § 1278 - Restrictions on Water Resources Projects);
- Air quality provisions as found in Sections 176 (c) and (d) of the Clean Air Act, as amended, (42 U.S.C. § 7506) and in Title 40 of the Code of Federal Regulations (40 C.F.R. Parts 6, 51, and 93); Farmland Protection Policy Act (**FPPA**) (7 U.S.C. § 4201 *et seq*, implementing regulations 7 C.F.R. Part 658, of the Agriculture and Food Act of 1981, as amended);
- Environmental Criteria and Standards (24 C.F.R. Part 51 §§ 51.1 - 51.305)
 - 24 C.F.R. § 51, subpart B- Noise Abatement and Control (24 C.F.R. Part 51 §§ 51.100 - 51.106);
 - 24 C.F.R. § 51, subpart C- Siting of HUD-Assisted Projects Near Hazardous Operations Handling Conventional Fuels or Chemicals of an Explosive or Flammable Nature (24 C.F.R. Part 51 §§ 51.200 - 51.208);
 - 24 C.F.R. § 51, subpart D - Siting of HUD Assisted Projects in Runway Clear Zones at Civil Airports and Clear Zones and Accident Potential Zones at Military Airfields (24 C.F.R. Part 51 §§ 51.300 - 51.305);
- Toxic/Hazardous Materials (24 C.F.R. § 58.5(h)(2)(i)); and
- Actions to Address Environmental Justice in Minority Populations and Low-Income Populations (Executive Order No. 12898, issued February 11, 1994).

In addition to these regulations, all federally funded projects and activities must have documentation that they also comply with NEPA and all other environmental requirements 24 C.F.R. § 58.40. The purpose of this Section is to provide guidance necessary to prepare the Environmental Review Record (**ERR**) as required by NEPA and related laws. The ERR serves as a tool to measure the environmental consequences of all federally funded CDBG-DR/MIT eligible-program activities. See 24 C.F.R. § 58.38 on Environmental Review Record.

The value of the environmental review is to identify:

- The existence of negative impacts on a site;
- Means to mitigate negative impacts; and
- Alternatives to the project, if needed.

The environmental review informs the proponent of a federally assisted action of the existence of negative impacts on a site, of means to mitigate negative impacts and alternatives to the project if needed. When all other options fail, it informs that the rejection of the proposed action may be the most prudent one. The environmental review is a means of providing decision makers with sufficient information on which to base wise choices.

These procedures are intended to ensure a suitable living environment, or more specifically, to determine if any significant environmental impact may occur because of a proposed recovery project; to release funds to support eligible projects that neither harm nor are harmed by the environment; to safeguard, enhance, and restore the environment; and to foster public participation in the development decision-making process. There are four (4) objectives of the ERR process:

- To comply with all legal requirements;
- To assist in project planning;
- To determine if the proposed activity will have an impact on the environment; and
- To determine whether the environment will have an impact on the proposed Program activity.

The ERR process identifies areas where project design and planning can be improved to mitigate such things as high noise levels, inadequate public safety, flooding problems, or the time constraints of archaeological findings.

To conduct the appropriate level of environmental review, each program will determine the environmental classification of the project. There are four (4) major classifications of environmental review for projects:

- **Exempt Activities:** Those activities which are highly unlikely to have any direct impact on the environment.
- **Categorically Excluded Activities:** Those activities that may have an impact to the environment, but not to extent that an Environmental Assessment under NEPA or Environmental Impact Statement is required. There are two (2) types of Categorically Excluded Activities, as follows:
 - **Categorically Excluded Not Subject to 24 C.F.R. § 58.5:** Includes those activities included under 24 C.F.R. § 58.35 (b) and require environmental checks for the items listed at 24 C.F.R. § 58.6. For activities under this classification, no public notice or request for release of funds is required to use grant funds.
 - **Categorically Excluded Subject to 24 C.F.R. § 58.5:** Refers to those activities included under 24 C.F.R. § 58.35 (a) and require environmental checks for the items listed at 24 C.F.R. § 58.5 and 24 C.F.R. § 58.6. If any environmental items are identified as potentially impacting (such as floodplains), a Request for Release of Funds (including publication of Notice of Intent) is required.
- **Environmental Assessment:** Includes those activities that could potentially have a significant impact on the environment. In addition to compliance with the laws and authorities at 24 C.F.R. § 58.5 and 24 C.F.R. § 58.6, environmental assessments

must consider an array of additional potential impacts of the project, including a National Environmental Policy Act analysis. This environmental assessment requires publishing a Notice of Intent to Request Release of Funds as well as a Finding of No Significant Impact (assuming such is found).

- **Environmental Impact Statement:** Those activities that require a detailed written statement required by Section 102(2)(C) of NEPA for a proposed major Federal Action significantly affecting the quality of the human environment. These statements are normally used for major housing (2,500 units or more) or infrastructure projects.

The following activities under the CDBG-DR/MIT Programs have been approved by PRDOH's Certifying Officer as exempt activity per 24 C.F.R. § 58.34(a), as accredited in the Certificate of Exemption for HUD Funded Projects signed on April 25, 2019, and revised on July 22, 2020.

- Environmental & other studies, resource identification & the development of plans & strategies;
- Information and financial services;
- Administrative and management activities;
- Public services that will not have a physical impact or result in any physical changes, including but not limited to services concerned with employment, crime prevention, childcare, health, drug abuse, education, counseling, energy conservation and welfare or recreational needs;
- Inspections and testing of properties for hazards or defects;
- Purchase of insurance;
- Purchase of tools;
- Engineering or design costs;
- Technical assistance and training; and
- Any of the categorical exclusions listed in 24 C.F.R. § 58.35(a) provided that there are no circumstances that require compliance with any other Federal laws and authorities cited in 24 C.F.R. § 58.5.

In addition, neither a recipient nor any participant in the development process may commit non-HUD funds on or undertake an activity or project under a CDBG-DR/MIT program before the environmental review process is completed. Environmental clearance must be obtained for each project prior to the firm commitment of Federal or non-Federal funds. See 24 C.F.R. § 58.22 on Limitations on Activities Pending Clearance. A violation of this requirement may jeopardize Federal funding to this project and disallow all costs that were incurred before the completion of the environmental review.

15.1 Lead Based Paint

All housing units assisted using CDBG-DR/MIT funds must comply with the Lead-Based Poisoning Prevention Act, 42 U.S.C. §§ 4821-4846, and regulations regarding lead-based paint found at 24 C.F.R. Part 35 on Lead-Based Paint Poisoning Prevention in Certain Residential Structures, as well as, all regulations and procedures stipulated by the Government of Puerto Rico and any amendments thereof, including Regulation 9098 issued July 16, 2019, Regulations For the Control of Lead-Based Paint Abatement and Renovation Activities.¹⁹

Some of the pertinent requirements established by 24 C.F.R. Part 35 are as follows:

- Notification
 - Lead Hazard Information Pamphlet - All program applicants must receive a Lead Hazard Information Pamphlet at the time of application as well as sign an acknowledgement form, a copy of which will be placed into the Applicant's file.
 - Notice of Lead Hazard Evaluation - Owners and tenants of program assisted properties must receive results of any lead hazard evaluation work within **fifteen (15) days** of the evaluation. A copy of this notice will be kept within the Applicant's file.
 - Notice of Lead Hazard Reduction Activity - Owners and tenants of program assisted properties must be notified of the results of any lead hazard reduction activity within **fifteen (15) days** of clearance. A copy of this notice will be kept within the Applicant's file.
- Lead Hazard Assessment/Evaluation – Including visual assessments, paint testing, and risk assessments. Each method has specific requirements defined in Subpart R of the regulation and must be done by qualified professionals.
- Lead Hazard Reduction – Including paint stabilization, interim controls, standard treatments, or abatement. Each method has specific requirements defined in Subpart R on Methods and Standards for Lead-Paint Hazard Evaluation and Hazard Reduction Activities and must be done by qualified professionals. (24 C.F.R. Part 35 §§ 35.1300 - 35.1355).

Homebuilders will retain demolition contractors to properly mitigate, demolish and properly dispose of construction debris for houses built before 1978 - when EPA banned lead-based paint - that are to be demolished to clear a lot for new house construction.

¹⁹ For more information, visit: https://www.hudexchange.info/programs/lead-based-paint/?utm_source=HUD+Exchange+Mailing+List&utm_campaign=af719a8611-New-LBP-Page-On-HUDExchange-10%2F26%2F2020&utm_medium=email&utm_term=0_f32b935a5f-af719a8611-19502181.

A lead-based paint assessment will be conducted by a licensed lead-based paint inspector or risk assessor on those structures that were built before 1978 but are eligible for rehabilitation.

15.2 Environmental Review Record

The PRDOH Certifying Officer is responsible for ensuring compliance with the National Environmental Policy Act of 1969 (**NEPA**) and the Federal laws and authorities cited at 24 C.F.R. § 58.5. The Environmental Review Record²⁰ (**ERR**) for all projects contains all the governmental review documents, public notices and written determinations or environmental findings required by 24 C.F.R. **Part** 58 on Environmental Review Procedures for Entities Assuming HUD Environmental Responsibilities as evidence of review, decision making and actions pertaining to a project of a recipient.

As appropriate, the ERR:

- Describes the project and activities that PRDOH has determined to be part of a project;
- Evaluates the effects of the project or the activities on the human environment;
- Documents compliance with applicable statutes and authorities, in particular those cited in section 58.5 and 58.6 of 24 C.F.R. **Part** 58 (also, 40 C.F.R. § 1508.8 & § 1508.27, if needed); and
- Records the written determinations and other review findings required by this part (e.g., Exempt and Categorically Excluded projects determinations, and findings of no significant impact).

The ERR contains, as appropriate, verifiable source of documents and relevant base data used or cited in environmental assessments, or other project review documents. Upon request, these support documents may be available for review by interested parties.

PRDOH provides participants and the general public access to the environmental assessments on the CDBG-DR/MIT website in English and Spanish at:
<https://recuperacion.pr.gov/en/resources/environmental-review/> and
<https://recuperacion.pr.gov/recursos/revision-ambiental/>.

16 Flood Insurance Requirements

Grantees and subrecipients of Federal funding must ensure that procedures and mechanisms are put into place to monitor compliance with all flood insurance requirements as found in Flood Disaster Protection Act of 1973, 42 U.S.C §§ 4106 - 4202, 24 C.F.R. § 570.605 on National Flood Insurance Program and on 24 C.F.R. § 570.202 on Eligible Rehabilitation and Preservation Activities.

²⁰ 24 C.F.R. § 58.38

These regulations, along with alternative requirements provided in 83 FR 5844, 84 FR 45838, 86 FR 32681, 87 FR 6364 and in 88 FR 32046, are as follows:

- HUD assisted property owners located in a Special Flood Hazard Area must purchase and maintain flood insurance in the amount and duration prescribed by FEMA's National Flood Insurance Program.
- Property owners who have previously received Federal flood disaster assistance and were subsequently required to purchase and maintain flood insurance but failed to do so, will not be eligible to receive any additional Federal disaster relief funding.
- All structures funded by the CDBG-DR/MIT Programs, if in, or partially in, the 100-year floodplain as shown on the Flood Insurance Rate Maps (**FIRM**) that are official (not Preliminary or Advisory) at the time of the issuance of the grant to the Applicant, will be required to have flood insurance.
- The statutory period for flood insurance coverage may extend beyond project completion.
- All grantees receiving CDBG-DR/MIT funding have a responsibility to inform future purchasers of the property of the requirement to obtain and maintain flood insurance in writing. In accordance with 83 FR 5844, 84 FR 45838, 86 FR 32681, 87 FR 6364 and with 88 FR 32046. PRDOH is prohibited from providing CDBG-DR/MIT assistance for rehabilitation/reconstruction of a house if the combined household income is greater than one hundred and twenty percent (120%), the property was located in a floodplain at the time of the disaster, and the property owner did not maintain flood insurance, even if not required to do so. This is to ensure that higher income homeowners are not assisted at the expense of lower income households.
- PRDOH may only provide assistance for rehabilitation/reconstruction of a damaged property -that is located within a floodplain- if the household income is less than the greatest of one hundred and twenty percent (120%) Area Median Income (**AMI**) or the national median or if the homeowner had flood insurance at the time of the qualifying disaster and still has unmet recovery needs, regardless of AMI calculation.
- If said damaged property -located within a floodplain- is located in the 100-year floodplain, PRDOH may only repair "non-substantially damaged structures". Non-substantially damaged structures are those that suffered damages less than fifty percent (50%) of the cost of repair as compared to the current market value of the structure.

Applicants found to be non-compliant with the requirements of the National Flood Insurance Reform Act of 1994, 42 U.S.C. § 4001, are not eligible for Program assistance. An applicant is FEMA noncompliant if they failed to obtain and maintain flood insurance after receiving federal funding for a previous disaster. Eligibility is verified by reviewing FEMA (IA) eligibility codes in the federal dataset for the event. Any records with ineligible

code "NCOMP - noncompliant with Flood Insurance Requirement" or "NPND - NFIRA - NonCompliance", are FEMA non-compliant applicants and therefore ineligible for Program assistance. The entire FEMA IA dataset for hurricanes Irma and María will be reviewed for the applicable eligibility code to identify non-compliant households to ensure that no ineligible applicants are served.

17 Duplication of Benefits

CDBG-DR/MIT funding intends to address the unmet needs of a community. The funds are supplemental to primary forms of assistance, including private insurance and FEMA funds. To avoid duplicative assistance and potential de-obligation of funding, PRDOH must utilize all possible funding sources before applying CDBG-DR/MIT dollars to a project. CDBG- DR/MIT programs are typically implemented *after* temporary disaster assistance programs, such as FEMA Individual Assistance, which are not intended to meet all the Applicants needs in the long term.

The Robert T. Stafford Disaster Relief and Emergency Assistance Act (**Stafford Act**), as amended, 42 U.S.C. § 5121 *et seq.*, established the requirements for Duplication of Benefits (**DOB**) analysis. The duplication of benefits guidance included in Federal Register Vol. 84, No. 119 (June 20, 2019), 84 FR 28836, updates the duplication of benefits guidance issued in Federal Register Vol. 76, No. 221 (November 16, 2011), 76 FR 71060 for CDBG-DR/MIT grants received in response to disasters declared between January 1, 2015, and December 31, 2021. As such, the duplication of benefits policy outlined in these guidelines follows the guidance issued in 84 FR 28836.

The Stafford Act prohibits any person, business concern, or other entity from receiving Federal funds for any part of such loss as to which they have received financial assistance under any other program, from private insurance, charitable assistance, or any other source. DOB verification and analysis ensure that program funds compensate applicants for damages and needs that have not been addressed by an alternate source, either through funding or assistance. As such, PRDOH must consider disaster recovery aid received by, or available to, Program applicants from any other federal, state, local or other source and determine if any assistance is duplicative. Any assistance determined to be duplicative must be deducted from the Program's calculation of the applicant's total need prior to awarding assistance.

The total DOB is calculated by subtracting non-duplicative exclusions from total assistance. Non-duplicative means amounts that are either: 1) provided for a different purpose that PRDOH's CDBG-DR/MIT Programs does not assist; or 2) assistance provided for the same purpose but different allowable use. Therefore, to calculate the total maximum amount of the CDBG-DR/MIT award, PRDOH must: 1) Identify total need; 2) identify total assistance; 3) subtract exclusions from total assistance to determine the

amount of the DOB; and 4) subtract the amount of the DOB from the amount of the total need to determine the maximum amount of the CDBG-DR/MIT award.

To be eligible to receive CDBG-DR/MIT funds, all applicants must confirm and provide assurance that efforts will be made to avoid a “duplication of benefits”. PRDOH understands and expects that for some projects funded through these Programs, other Federal forms of funding may be possible and that for each project, PRDOH will need to work with funded entities to determine and address issues surrounding DOB. This includes private insurance for the purpose of recovery from the declared disaster. PRDOH has formal data-sharing agreements with the Federal Emergency Management Agency (**FEMA**), Small Business Administration (**SBA**); and the FEMA National Flood Insurance Program (**NFIP**) for rapid DOB verification. These data sets are exchanged on a scheduled basis and accessed by programmatic staff to electronically perform DOB review as part of applicant eligibility verification.

Procedure for DOB verification is included in the Program Guidelines of each program to address the specific types of DOB and related analysis that is performed for each project (e.g., verifying FEMA Individual Assistance for housing projects, or FEMA Public Assistance for public infrastructure projects) to consider all possible disaster recovery funding sources when processing applications for assistance. Common disaster assistance sources include, but are not limited to:

- FEMA;
- SBA;
- Central Office for Recovery, Reconstruction and Resiliency (**COR³**);
- NFIP;
- HUD;
- Increased Cost of Compliance (**ICC**);
- United States Army Corps of Engineers (**USACE**);
- Private Insurance;
- Private and nonprofit disaster assistance; and
- Other public or private source

Applicants will be required to provide support documentation, including award letters, decline letters and other documentation supporting the amount, sources and uses of funding received/declined to assist in the completion of the project that was provided in the recovery from the covered disaster.

The provisions on subsidized loans authorized in the Disaster Recovery Reform Act of 2018 **DRRA** amendment to Section 312 of the Stafford Act, which applies to disasters occurring between January 1, 2016, and December 31, 2021, were in effect until the amendment

sunset on October 5, 2023.²¹ As established by the DRRRA, implemented under 84 FR 28836, if an Applicant receives and accepts a subsidized loan made in response to a disaster before the amendment sunset, the undisbursed loan amounts are not considered a DOB and will not be considered in the unmet need calculation when determining the maximum award. Subsidized loans accepted by the Applicant and used for a disaster-related loss are not a duplication of benefits. The determining factor for applying the DRRRA amendment is the date the agreement for the subsidized loan assistance is awarded and signed by all the required parties. As such, even after its sunset, the DRRRA amendment will continue to apply to subsidized loans awarded on or before October 5, 2023. However, subsidized loans awarded and signed after October 5, 2023, shall be considered in the DOB calculation.

PRDOH shall not treat declined subsidized loans, including declined SBA loans, as DOB. Declined loans are loan amounts that were approved or offered by a lender in response to an application, but were turned down by the applicant, meaning the applicant never signed loan documents to receive the loan proceeds. PRDOH is only required to document declined loans if information available to PRDOH (e.g., the data PRDOH receives from FEMA, SBA, or other sources) indicates that the applicant received an offer for subsidized loan assistance, and PRDOH is unable to determine from that available information that the applicant declined the loan. If PRDOH is aware that the applicant received an offer of loan assistance and cannot ascertain from available data that the applicant declined the loan, the loan may still be excluded from DOB calculation if the PRDOH obtains a written certification from the applicant stating that the applicant did not accept the subsidized loan by signing loan documents and did not receive the loan.

For cancelled SBA loans, PRDOH must notify SBA that the applicant has agreed to not take any actions to reinstate the cancelled loan or draw any additional undisbursed loan amounts. Cancelled loans are loans (or portions of loans) that were initially accepted, but for a variety of reasons, all or portion of the loan amount was not disbursed and is no longer available to the applicant. Cancelled SBA loans may be excluded from the calculation of DOB, if it can be documented that the undisbursed portion of an accepted loan is cancelled and no longer available to the applicant. To document that an SBA loan is cancelled, the applicant must provide either: written communication from the lender confirming the loan is cancelled and no longer available to the applicant; or a legally binding agreement between PRDOH and the applicant that indicates the period of availability of the loan has passed and the applicant agrees not to take actions to reinstate the loan or draw any additional undisbursed loan amounts.²²

²¹ Sunset provision refers to a clause in a statute, regulation, or law that expires automatically or is repealed once the specific date is reached, unless further legislative action is taken to extend the term.

²² The highlighted language, pertaining to subsidized loans, will be applicable to all Programs and effective sixty (60) calendar days from the approval of these Guidelines.

Once sources are identified following HUD's latest guidance on DOB calculation at 84 FR 28836, as appropriate, the applicable program will determine an applicant's unmet need. Specifically, the program will compare the total assistance previously received to the total estimated need for each applicant. Per the Stafford Act, the program will confirm that the applicant spent all previously received funds for their intended purpose.

Funds of similar intent are considered duplicative unless the applicant still has an unmet need. The program will verify eligible use of funds by collecting pertinent source documentation from third parties such as invoices from a contractor, receipts from a building supply store, or utilizing an inspection to determine repair expenses incurred by an applicant.

Collection of duplicate funds received by the applicant after the CDBG-DR/MIT award has been made shall follow PRDOH recapture methods leveraging the subrogation terms of the executed grant agreement. An applicant who receives duplicative assistance will still be liable to the United States government even if PRDOH does not initiate a recapture process.

You may access the CDBG-DR/MIT Duplication of Benefits Policy, and all CDBG-DR/MIT General Policies, in English and Spanish at
<https://recuperacion.pr.gov/en/resources/policies/general-policies/>
<https://recuperacion.pr.gov/recursos/politicas/politicas-generales/> **and**

You can also find more information and a detailed explanation about this subject in the Duplication of Benefits Video Reference at: <https://recuperacion.pr.gov/en/frequently-asked-questions/>;
<https://www.youtube.com/watch?v=gEGwSbJ5URM&feature=youtu.be>.

18 Uniform Relocation Act

CDBG-DR/MIT funds, administered by PRDOH and disbursed to subrecipients and direct contractors and/or beneficiaries, are subject to:

- Tenant Assistance, Relocation Policy and Real Property Acquisition Handbook (**HUD Handbook 1378**)
- Uniform Relocation Assistance and Real Property Acquisition Act of 1970 (**URA or Uniform Act**), as amended, 49 C.F.R. Part 24.
 - The URA applies to all CDBG-DR/MIT -assisted activities that involve the acquisition of real property, easements, or the displacement of persons, including displacement caused by rehabilitation and demolition activities. If CDBG-DR/MIT assistance is used in any part of a project, the URA governs the acquisition of real property and any resulting displacement, even if local funds were used to pay the acquisition costs. Private persons, corporations or businesses that acquire property or displace persons for a CDBG-DR/MIT -assisted project are subject to the URA.

- Under the URA, all persons displaced as a direct result of acquisition, rehabilitation, or demolition, for a CDBG-DR/MIT -assisted project, are entitled to relocation payments and other assistance. Acquisition that takes place on or after submission for assistance to the CDBG-DR/MIT program to fund an activity on that property is subject to URA, unless the Applicant shows that the acquisition is unrelated to the proposed CDBG-DR/MIT activity. Acquisition that takes place before the date of submission for assistance will be subjected to the URA if the PRDOH determines that the intent of the acquisition was to support a subsequent CDBG-DR/MIT activity.
- The PRDOH Residential Anti-Displacement and Relocation Assistance Plan (**PRRAP or Plan**) was prepared in accordance with the Housing and Community Development Act of 1974 (**HCDA**), as amended, 42 U.S.C. § 5301 *et seq.*, and HUD regulations at 24 C.F.R. § 42.325, as amended by applicable waivers.

Applicable Waivers and Alternative Requirements HUD has waived select requirements of URA and Section 104(d) of the Housing and Community Development Act listed below, concerning the use of CDBG-DR funds allocated under 83 FR 5844, 86 FR 32681, 86 FR 569, 87 FR 31636, 87 FR 6364 and under 88 FR 32046.

- The One-for-one replacement requirements at section 104(d)(2)(A)(i) and (ii) and (d)(3) of the HCDA and 24 C.F.R. § 42.375.
- The relocation assistance requirements at section 104(d)(2)(A) of the HCDA and 24 C.F.R. § 42.350.
- The requirements of sections 204 and 205 of the URA, and 49 C.F.R. § 24.2(a)(6)(vii), 24.2(a)(6)(ix), and 24.402(b).
- Section 414 of the Stafford Act (including its implementing regulation at 49 C.F.R. § 24.403(d)(1)).

On August 30, 2019, HUD published 84 FR 45838 for allocating funds for CDBG-MIT and establishing other waivers and alternative requirements for the CDBG-MIT Programs. Additionally, and specifically for CDBG-DR/MIT funds, on June 21, 2022, HUD published the 87 FR 36869, which provides, among others, an alternative requirement, and waivers for CDBG-MIT one-for-one replacement.

For CDBG-MIT Programs the one-for-one replacement housing requirements at sections 104(d)(2)(A)(i) and (ii) and (d)(3) of the HCDA and 24 C.F.R. § 42.375 are waived for all demolished or converted lower income dwelling units that are CDBG-MIT eligible to permanently move people and/or property out of harm's way. This, as part of a housing mitigation activity that addresses a risk identified in the risk-based Mitigation Needs Assessment of the PRDOH CDBG-MIT Action Plan. The 87 FR 36869 also provides an exemption to lower-income dwelling units that meet the definition of "not suitable for replacement" and established by PRDOH, from the one-for-one replacement

requirements to align with the CDBG-MIT programs objective and activities that remove housing units not damaged by previous disaster but are necessary to address mitigation risk.

You may access the **Uniform Relocation Assistance Guide & Residential Anti-Displacement and Relocation Assistance Plan**, and all policies in English and Spanish at <https://recuperacion.pr.gov/en/resources/policies/general-policies/> and <https://recuperacion.pr.gov/recursos/politicas/politicas-generales/>.

19 Drug Free Workplace

The Drug-Free Workplace Act of 1988, as amended, 41 U.S.C. § 81, as implemented by 2 C.F.R. Part 2429, requires that any recipient other than an individual must certify that it will provide a drug-free workplace. Any grantee found in violation of the requirements of this act may be subject to suspension of payments under the grant, suspension or termination of the grant or suspension or debarment of the grantee.

PRDOH guarantees compliance with this Act and is committed to fight the serious problem of the illegal use of controlled substances in Puerto Rico. The use of controlled substances, in or out of the workplace or in its surroundings, is incompatible with the effective performance of the functions and duties of its officials and employees.

True to this commitment, PRDOH adopted Regulation 6145, The Regulation of the Program for Testing for the Detection of Controlled Substances in Officials and Employees of the Department of Housing and its Attached Agencies, approved on May 5, 2000, in accordance with the legal authority granted by Act No. 78 of August 14, 1997, as amended, known as the "Act to Regulate Tests for the Detection of Controlled Substances in Public Employment". This regulation is applicable to all PRDOH officials and employees.

You may access Regulation 6145 in Spanish at: <http://app.estado.gobierno.pr/ReglamentosOnLine/Reglamentos/6145.pdf>.

20 Timely Distribution of Funds

The Supplemental Appropriations for Disaster Relief Requirements, 2017 (Pub. L. 115-56), approved September 8, 2017 (**Appropriations Act**), as amended, requires that funds provided under the Act be expended within **two (2) years** of the date that HUD obligates funds to a grantee unless otherwise authorized via waiver of this requirement by the Office of Management and Budget (**OMB**). Although the OMB waived the **two (2) year** expenditure requirement under 83 FR 40314; the provision to expend one hundred percent (100%) of the total allocation of CDBG-DR funds on eligible activities within **six (6) years** of HUD's initial obligation of funds remains in effect. The **six (6) years** expenditure period commenced with the initial obligation of funds provided under 83 FR 5844. However, on October 30, 2023, HUD granted PRDOH an extension to allow the

disbursement CDBG-DR funds until December 31st, 2029. Additionally, per 83 FR 5844, the provisions at 24 C.F.R. § 570.494 and 24 C.F.R. § 570.902, regarding timely distribution and expenditure of funds, are waived and an alternative requirement was established.

Regarding Congress' allocation of CDBG-MIT funds, HUD requires PRDOH to expend fifty percent (50%) of its allocation on eligible activities within **six (6) years** of HUD's execution of the grant agreement. In addition, HUD requires to expend one hundred percent (100%) of its allocation within **twelve (12) years** of the execution of the grant agreement between HUD and PRDOH. These timelines must be met absent a waiver and alternative requirement as requested by PRDOH and approved by HUD.²³ As with CDBG-DR funds, HUD also waived the provisions at 24 C.F.R. § 570.494 and 24 C.F.R. § 570.902 regarding timely distribution and expenditure of funds and establishing the referenced alternative requirement for timely distribution of CDBG-MIT funds.

Concerning the Electrical System Enhancement funds, 86 FR 32681 have a similar requirement as for 83 FR 5844. The funds provided under this act should be expended within two (2) years of the date that HUD obligates the funds. However, OMB provide a waiver for this requirement. Also, HUD is waiving the provisions at 24 C.F.R. § 570.494 and 24 C.F.R. § 570.902, therefore PRDOH must expended the one hundred percent (100%) of the allocation within six (6) years of HUD's execution of the grant agreement.

As for, the allocation for Earthquakes and Tropical Storm Isaias, trough 87 FR 6364, HUD waved the provisions at 24 C.F.R. § 570.494 and 24 C.F.R. § 570.902 and establishes an alternative requirement providing that PRDOH must expend one hundred percent (100%) of its allocation within six (6) years of the date HUD signs the grant agreement.

Furthermore, consistent with 31 U.S.C § 1555 and OMB Circular No. A-11 (2017), if the Secretary of HUD or the President of the United States determines that the purposes for which the appropriation was made have been carried out and no disbursement has been made against the appropriation for two (2) consecutive fiscal years, any remaining unobligated balance shall be canceled and will be made unavailable for obligation or expenditure for any purpose.

21 Property Management and Disposition

PRDOH will comply with regulations governing property management and **disposition** of real property, equipment, financial obligations, and return of un-obligated cash post program closeout. Applicable regulations can be found in 24 C.F.R 570.502, 24 C.F.R. § 570.505, 2 C.F.R. § 200.310, 2 C.F.R. § 200.343, 2 C.F.R. § 200.344(b), 2 C.F.R. § 200.344(d) and 24 C.F.R. § 570.489(j).

²³ 84 FR 45838, 45862.

21.1 Use, Management and Disposition of Real Property

The standards of 24 C.F.R. § 570.505 apply to any real property under a CDBG award recipient's control acquired in whole or in part with CDBG funds in excess of \$25,000.00. The recipient should control the use of the property in accordance with its intended purpose and take good care of it and may not change the use or planned use of the property without proper notification to affected citizens and allowable time for comment by them. If the property is not a building for general government conduct, the use of the property may be changed with citizen approval if it either meets one of the national objectives as defined in 24 C.F.R. § 570.483 or if not, the recipient may either retain or dispose of the property for the changed use if the recipient's CDBG program is reimbursed in the amount of the current fair market value of the property, less any portion of the value attributable to expenditures of non-CDBG funds for acquisition of, and improvements to, the property. Following such reimbursement, the property will no longer be subject to any CDBG requirements.

PRDOH will keep records to document the ownership, use, management and/or disposition of real property, including inventory data. For more information about local policies and regulations applicable to the management and disposition of Real Property by PRDOH, refer to Regulation No. 9133, approved on December 9, 2019, known in Spanish as "Reglamento Único para la Evaluación y Disposición de Bienes Inmuebles".

The Regulation 9133 is available at <https://aafaf.pr.gov/assets/regla-unico-comite-disposicion-bienes-inmuebles-9-12-2019.pdf>.

21.2 Insurance Coverage

In accordance with 2 C.F.R. § 200.310, a recipient must, at a minimum, provide the equivalent insurance coverage for real property and equipment acquired or improved with Federal funds as provided to property owned by PRDOH. Federally-owned property need not be insured unless required by the terms and conditions of the Federal award.

21.3 Closeout and Post-Closeout Adjustments

Pursuant to 2 C.F.R. § 200.344, during the period of Federal award closeout, PRDOH must account for any real and personal property acquired with Federal funds or received from the Federal Government in accordance with the regulations cited above. After closeout of the Federal award, a relationship created under the Federal award may be modified or ended in whole or in part with the consent of the Federal awarding agency or pass-through entity and PRDOH, provided that the grantee's responsibilities are met, including those for property management as applicable.

22 Limited English Proficiency

Under Title VI of the Civil Rights Act of 1964, 42 U.S.C. § 2000d *et seq.*, and pursuant to and in accordance with Executive Order No. 13166, Improving Access to Services for Persons

With Limited English Proficiency, and HUD's Final Guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons, dated January 22, 2007, and effective February 21, 2007 (**HUD Guidance**), recipients of federal financial assistance are required to take reasonable steps to ensure meaningful access to their programs and activities to individuals with Limited English Proficiency (**LEP**). The previously cited Executive Order No. 13166, requires programs, subrecipients, contractors, subcontractors, and/or developers funded in whole or in part with CDBG-DR/MIT financial assistance to ensure fair and meaningful access to programs and services for families and individuals with LEP and impairments disabilities. Fair access is ensured through the implementation of a Language Assistance Plan (**LAP**), which includes non-English-based outreach, translation services of vital documents, free language assistance services, and staff training.

Puerto Rico is unique among most HUD recipients in that the language predominately spoken is Spanish. This is also the language in which government is generally conducted. For this reason, PRDOH established a LAP that describes its policies and procedures to ensure LEP individuals have meaningful access to the CDBG-DR/MIT Program, whilst also taking Limited Spanish Proficiency (**LSP**) into consideration.

Language for LEP/LSP individuals can be an obstacle to obtaining important benefits or services, understanding, and exercising important rights, complying with applicable responsibilities, or understanding the information provided by federally funded programs and activities.

PRDOH is committed to ensuring that programs and resources are accessible to LEP/LSP persons, without discrimination on the basis of race, color, religion, sex, sexual orientation, gender identity or expression, status as a veteran, disability, familial status, or national origin. PRDOH is further committed to providing written translations of documents and interpretation to LEP/LSP individuals whose primary language is determined to be a frequently encountered language.

PRDOH is also committed to ensure fair and meaningful access to programs and services for families and individuals with LEP/LSP and impairments disabilities in a nondiscriminatory manner, and in complying fully with all Federal, State, and local nondiscrimination laws and with the rules and regulations governing Fair Housing and Equal Opportunity.

You may access the Language Access Plan for all CDBG_DR & CDBG-MIT Programs, and all CDBG-DR/MIT General Policies, in English and Spanish at

<https://recuperacion.pr.gov/en/resources/policies/general-policies/> **and**
<https://recuperacion.pr.gov/recursos/politicas/politicas-generales/>.

23 Anti-Fraud, Waste, Abuse or Mismanagement

PRDOH, as grantee, is committed to the responsible management of CDBG-DR/MIT funds by being a good advocate of the resources while maintaining a comprehensive policy for preventing, detecting, reporting, and rectifying fraud, waste, abuse, or mismanagement.

Pursuant to 83 FR 40314, 84 FR 45838, 86 FR 32681, 87 FR 6364 87 FR 31636 and 88 FR 32406, PRDOH implements adequate measures to create awareness and prevent fraud, waste, abuse, or mismanagement among other irregularities in all programs administered with CDBG-DR/MIT funds as well as encourages any individual who is aware or suspects any kind of conduct or activity that may be considered an act of fraud, waste, abuse or mismanagement, regarding the CDBG-DR/MIT Program, to report such acts to the CDBG-DR/MIT Internal Audit Office, directly to the Office of Inspector General (**OIG**) at HUD, or any local or federal law enforcement agency.

The Anti-Fraud, Waste, Abuse, or Mismanagement Policy (**AFWAM Policy**) is established to prevent, detect, and report any acts of fraud, waste, abuse or mismanagement of CDBG-DR/MIT funds. The AFWAM Policy applies to any allegations or irregularities, either known or suspected, that could be considered acts of fraud, waste, abuse, or mismanagement, involving any citizen, previous, current or potential applicant, beneficiary, consultant, contractor, employee, partner, provider, subrecipient, supplier, and/or vendor under the CDBG-DR/MIT Program. The process established in the AFWAM Policy is for concerns to be raised, investigated and, where appropriate, acted upon.

Several federal and state conflict of interest laws can govern CDBG-DR/MIT assisted activities. Therefore, as another tool to prevent fraud, waste, abuse, or mismanagement, PRDOH has enacted the Conflict of Interest Policy and Standards of Conduct in conformity with the applicable federal and state regulations.

23.1 Reporting Fraud

Any allegations of fraud, waste, abuse, or mismanagement related to CDBG-DR/MIT funds or resources must be reported to the CDBG-DR/MIT Internal Audit Office, directly to the OIG at HUD, or any local or federal law enforcement agency.

Any person, including any employee of the CDBG-DR/MIT Program, who suspects, witnessed or discovered any fraud, waste, abuse, or mismanagement, relating to the CDBG-DR/MIT Program, should report it immediately to the CDBG-DR/MIT Internal Audit Office by any of the following means:

REPORT FRAUD, WASTE, ABUSE, OR MISMANAGEMENT TO PRDOH	
CDBG-DR/MIT Hotline	787-274-2135 (English/Spanish/TTY)

Postal Mail	Puerto Rico Department of Housing CDBG-DR/MIT Internal Audit Office P.O. BOX 21355 San Juan, PR 00928-1355
Email	hotlineCDBG@vivienda.pr.gov
Internet	Filling out the AFWAM Submission Form ²⁴ available in English and Spanish at https://recuperacion.pr.gov/app/cdbgdrrpublic/Fraud and https://recuperacion.pr.gov/app/cdbgdrrpublic/Fraud?culture=es-ES
In person	Request a meeting with the Deputy Audit Director of the CDBG-DR/MIT Internal Audit Office located at PRDOH's Headquarters at 606 Barbosa Avenue, Building Juan C. Cordero Dávila, Río Piedras, PR 00918.

Allegations of fraud, waste or abuse can also be reported directly to the OIG by any of the following means:

REPORT FRAUD, WASTE, ABUSE, OR MISMANAGEMENT DIRECTLY TO HUD OIG	
HUD OIG Hotline	1-800-347-3735 (Toll-Free) 787-766-5868 (Spanish)
Postal Mail	HUD Office of Inspector General (OIG) Hotline 451 7th Street SW Washington, D.C. 20410
Email	HOTLINE@hudoig.gov
Internet	https://www.hudoig.gov/hotline

It is possible that a citizen may disclose acts of fraud, waste, abuse, or mismanagement of CDBG-DR/MIT funds to any CDBG-DR/MIT Program staff (at Intake Centers, Regional Offices, events, or others). Therefore, any information received must be treated with extreme confidentiality and must be shared to the PRDOH CDBG-DR/MIT's Internal Audit Office by following the established procedure. In those instances, PRDOH CDBG-DR/MIT's Internal Audit Office will refer all reported instances of fraud, waste, abuse or mismanagement to HUD's OIG Fraud Hotline.

²⁴ As defined in the PRDOH CDBG-DR/MIT AFWAM Policy, an **Anti-Fraud, Waste, Abuse, or Mismanagement Submission Form (AFWAM Submission Form)** is an electronic document that may be used for the purpose of reporting allegations of fraud, waste, abuse, or mismanagement related to CDBG-DR/MIT funds. This form can be submitted online, by electronic or postal mail or in person. The complainant may choose to remain anonymous or specify that their contact information stay confidential.

You may access the CDBG-DR/MIT Anti-Fraud, Waste, Abuse, or Mismanagement Policy, and all CDBG-DR/MIT General Policies, in English and Spanish at <https://recuperacion.pr.gov/en/resources/policies/general-policies/> and <https://recuperacion.pr.gov/recursos/politicas/politicas-generales/>.

The direct link to report fraud directly with PRDOH is <https://recuperacion.pr.gov/app/cdbgdrpublic/Fraud>.

24 Conflict of Interest

A conflict of interest, as defined by 24 C.F.R. § 570.611, exists when any person who is an employee, agent, consultant, decision maker, officer or elected/appointed official of any recipient receiving funds under the Program may obtain a financial interest or benefit from a CDBG-DR/MIT assisted activity, has financial interest in any contract, subcontract or agreement with respect to a CDBG-DR/MIT assisted activity or with respect to the proceedings of such an activity, either for themselves or with those whom they have business or immediate family ties during their tenure or for **one (1) year** after.

Such conflicts of interests will not be tolerated by PRDOH. PRDOH, Program officials, their employees, agents and/or designees are subject to state ethic laws and regulations regarding their conduct in the administration, granting of awards and program activities. The conflict of interest standards set forth in the Conflict of Interest and Standards of Conduct Policy (**COI Policy**) are in conformity with the following applicable federal and state regulations:

1. HUD conflict of interest regulations, 24 C.F.R. § 570.611;
2. The Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, 2 C.F.R. Part 200 at § 200.112 and § 200.318 (c)(1);
3. Puerto Rico Department of Housing Organic Act, Act No. 97 of June 10, 1972, as amended, 3 LPRA § 441 *et seq.*; known as the "Department of Housing Organic Act;"
4. The Anti-Corruption Code for the New Puerto Rico, Act No. 2-2018, as amended, 3 LPRA § 1881 *et seq.*; and
5. The Puerto Rico Government Ethics Office Organic Act, Act No. 1-2012, as amended, 3 LPRA § 1854 *et seq.*

Pursuant to 2 C.F.R. § 200.318(c)(1) and 24 C.F.R. § 570.489(g) and (h), PRDOH implements the COI Policy, which constitutes written standards of conduct covering conflicts of interest and governing actions of CDBG-DR/MIT public servants, employees, officers and/or designees engaged in the selection, award, and administration of all CDBG-DR/MIT related contracts. In addition, it asserts the duty of all employees, vendors,

contractors, and applicants related to the CDBG-DR/MIT Programs to disclose any real or potential conflict of interest.

Conflicts of interest must be avoided and when they arise, should be immediately identified, and attended to. Consequently, PRDOH and the CDBG-DR/MIT Programs expect full disclosure from all employees, vendors, contractors, and applicants regarding any real or potential conflict of interest.

The possibility of a conflict of interest arising is not limited to the PRDOH. CDBG-DR/MIT programs have an exhaustive scope and reach that affect different communities and government agencies. As these programs are developed and evolve, its reach broadens as different partners join the efforts. It is the public servants' responsibility to be fully informed and continuously partake in the full disclosure process. Public servants must evaluate their functions and responsibilities and how they are or may be in position to influence the decision-making process, gain insider information or benefit from CDBG-DR/MIT assisted activities, contracts, or agreements, be it for themselves or a member of their family unit. This disclosure process must be an ongoing and constant activity as PRDOH, and CDBG-DR/MIT programs continually evolve, and numerous partners are added.

As stated in 24 C.F.R. § 570.611(d)(2), there are a variety of situations that may allow for HUD to grant an exception to the conflict of interest prohibition. These will be considered on a case-by-case basis. When determining whether an exception request may be granted, HUD shall conclude that such an exception would further the purpose of the Program and effective and efficient administration of the Program can be maintained.

You may access the CDBG-DR/MIT Conflict of Interest and Standards of Conduct Policy, and all CDBG-DR/MIT General Policies, in English and Spanish at <https://recuperacion.pr.gov/en/resources/policies/general-policies/> and <https://recuperacion.pr.gov/recursos/politicas/politicas-generales/>.

25 Personally Identifiable Information (PII) and Confidentiality

In order to implement Federal assistance programs, PRDOH, as CDBG-DR/MIT funds grantee, needs to collect, maintain, use, retrieve and disseminate information related to those individuals who apply for CDBG-DR/MIT funded assistance. Due to the nature of the programs, applicant's records may contain income information, insurance information housing inspection reports, and annotations of various types of assistance. Some, if not most of the information on the applicant's records is considered personally identifiable information.

As means of internal control when managing Federal awards funds, PRDOH must "take reasonable measures to safeguard protected personally identifiable information and other information the Federal awarding agency or pass-through entity designated as

sensitive or the non-Federal entity considers sensitive consistent with applicable Federal, state, local, and tribal laws regarding privacy and obligations of confidentiality." 2 C.F.R. § 200.303(e). In accordance with 2 C.F.R. § 200.303, regarding internal controls of a non-Federal entity, the PRDOH has systems in place for the protection of PII obtained. These systems include the management of username and passwords, physical and digital files, and archives, use of programs, applications, and software, etc.

As per 2 C.F.R. § 200.1 stated, Personally Identifiable Information (**PII**) refers to information that can be used to distinguish or trace an individual's identity, either alone or when combined with other personal or identifying information that is linked or linkable to a specific individual. Due to the nature of personal information, the definition of PII is necessarily broad and not anchored to any single category of information or technology. Rather, it requires a case-by-case analysis of the specific risk that an individual can be identified through certain information.

You may access the PII, Confidentiality, and Nondisclosure Policy, and all CDBG-DR/MIT General Policies, in English and Spanish at
<https://recuperacion.pr.gov/en/resources/policies/general-policies/>
<https://recuperacion.pr.gov/recursos/politicas/politicas-generales/>**and**

25.1 Confidentiality and Nondisclosure

PRDOH is expected to protect the information entrusted to it by the people looking for CDBG-DR/MIT Program assistance. The right to privacy and protection of personal information is embedded in the Puerto Rico Penal Code of 2012, 33 LPRA § 5021 *et seq.* Article 173 of the Penal Code states that any person that disseminates, publishes, reveals or gives away to a third party, data, communications or images referred to in articles 171²⁵ and 172²⁶ of this Code, or either offers or solicits such distribution or access, shall be sanctioned. 33 LPRA § 5239.

The Puerto Rican Government Open Data Act, Act No. 122-2019, states as public policy of the Government of Puerto Rico that the effective management of government data is essential to support processes of innovation of all sectors, to facilitate a culture of continuous improvement and accountability, for sustainable economic development and growth, and to generate tangible, valuable, and impactful results for its citizens. Confidentiality exceptions to this Act include that the information is protected by law, that revealing the data would cause harm to third parties, information that, if divulged,

²⁵ Article 171 refers to violations of personal communications; when somebody, without authorization and with the purpose of gaining knowledge for themselves or for others, takes any means of communication, or intercepts them, will be sanctioned. If the person is in possession of these documents as part of their work functions, they will not be considered as authorized to use the information for any other purpose other than strictly that of the mean for which it was intended to. 33 LPRA § 5237

²⁶ Article 172 refers to changing or using personal data in files; any person who, without authorization, takes possession, utilizes, modifies, or alters, in perjury of the information holder or a third party, information which is personal, filed in electronic or physical means, will be sanctioned. 33 LPRA § 5238

could invade the privacy of a third party, and all information related to the physical address, phone number, emergency contact information, Social Security number, credit card number, financial or tax information, bank activity, and confidential information of private third parties. Act No. 122-2019, Art. 4.

PRDOH CDBG-DR/MIT Program parties shall agree to take reasonable steps or measures to protect confidential or sensitive information and will not, without express written authorization from the affected party, use, market, or disclose confidential or sensitive information. PRDOH CDBG-DR/MIT contractors and subcontractors shall abide by the confidentiality and non-disclosure clause in their contracts.

You may access the PII, Confidentiality, and Non-disclosure Policy and all CDBG-DR/MIT General Policies, in English and Spanish at:
<https://recuperacion.pr.gov/en/resources/policies/general-policies/> and
<https://recuperacion.pr.gov/recursos/politicas/politicas-generales/>.

26 Record Accessibility

PRDOH provides petitioners access to records regarding the use of CDBG-DR/MIT funds on PRDOH's CDBG-DR/MIT website. Persons may access program records through official Freedom of Information Act (FOIA)²⁷ requests submitted to PRDOH.²⁸ Persons may not access records directly from PRDOH Subrecipients or Contractors. As stated before, records are kept to document compliance with program requirements, with federal, state, and local regulations, and to facilitate audit review by HUD. CDBG-DR/MIT records are subject to FOIA, and thus accessible to the public.

However, according to FOIA, there are nine (9) exemptions from disclosure for certain categories of information to protect against certain harms, such as an invasion of personal privacy, or harm to law enforcement investigations. The FOIA authorizes agencies to withhold information when they reasonably foresee that disclosure would harm an interest protected by one of nine (9) exemptions.²⁹

By amending the FOIA in 1986, Congress created a mechanism to protect sensitive law enforcement matters under subsection (c) of the Act. These three (3) provisions, referred to as record "exclusions," are reserved for certain specified circumstances. The record exclusions expressly authorize federal law enforcement agencies under these circumstances to "treat the records as not subject to the requirements of the FOIA".³⁰ According to the Code of Federal Regulations, no Federal awarding agency may place

²⁷ 5 U.S.C. § 552.

²⁸ For more information and instructions on the FOIA process for requesting information, visit <https://www.foia.gov/how-to.html>.

²⁹ See FOIA nine (9) exemptions in detail at: <https://www.foia.gov/faq.html>

³⁰ <https://www.justice.gov/oip/blog/foia-guidance-6>

restrictions on the non-Federal entity that limit public access to the records of the nonfederal entity pertinent to a Federal award. Exceptions to these restrictions are the protected personally identifiable information or when the Federal awarding agency can demonstrate that such records will be kept confidential and would have been exempted from disclosure pursuant to the FOIA.³¹

Unless required by Federal, state, local, and tribal statute, non-Federal entities are not required to permit public access to their records. The non-Federal entity's records provided to a Federal agency generally will be subject to FOIA and applicable exemptions. Notwithstanding 2 C.F.R. § 200.337, recipients shall provide citizens with reasonable access to records regarding the past use of CDBG funds, consistent with applicable State and local laws regarding privacy and obligations of confidentiality.³² Applicant records maintained by PRDOH CDBG-DR/MIT are confidential and are not made public unless required by law. As stated in both 83 FR 5844 and in 84 FR 45838, "[d]uring the term of the grant, the grantee will provide citizens, affected local governments, and other interested parties with reasonable and timely access to information and records relating to the action plan and to the grantee's use of grant funds".

You may access the CDBG-DR/MIT Recordkeeping, Management and Accessibility Policy (RKMA Policy), and all CDBG-DR/MIT General Policies, in English and Spanish at
<https://recuperacion.pr.gov/en/resources/policies/general-policies/> **and**
<https://recuperacion.pr.gov/recursos/politicas/politicas-generales/>.

26.1 Transparency Act, Act No. 141-2019

On August 1, 2019, the Government of Puerto Rico enacted The Transparency and Expedite Procedure for the Public Information Access Act, Act No. 141-2019, (**Transparency Act**) with the main purpose of regulating, via legislation, the public information access pursuant to the fundamental constitutional rights of freedom of speech, press, and association. The Transparency Act applies to all three branches of Government, including public corporations and municipalities. The Transparency Act establishes, as a public policy of the Government of Puerto Rico, that all information and documentation that is originated, stored, or received in any of the government's dependencies, even though it might be in control of a third party, is presumed to be public and should be accessible to all people and the press, upon request. Government entities have the duty to disclose periodically, proactively, and up-to-date information about their operations, the execution of their delegated functions and all the public documentation regarding their daily work routine.

³¹ 2 C.F.R. § 200.337.

³² Id.

On March 2, 2020, the Puerto Rico Department of Justice issued the Circular Letter 2020-01, in which it delineated the applicable rules and specific procedures for the evaluation and expedite processing of public information requests that other government entities shall adopt, according to the Transparency Act. Hence, PRDOH adopts the rules and procedures determined in the Circular Letter 2020-01 and includes them as part of the Recordkeeping, Management and Accessibility Policy (**RKMA Policy**).

26.1.1 Public Information Request (PIR) Form

In accordance with the Transparency Act, any person can submit a public information request without having to demonstrate any particular or legal interest. PRDOH developed a Public Information Request (**PIR**) Form, which is posted in English and Spanish the CDBG-DR/MIT website for any Petitioner to be able to submit such request, at their convenience. See <https://recuperacion.pr.gov/en/public-information-request/> and <https://recuperacion.pr.gov/solicitud-de-informacion-publica/>.

27 Record Management

Federal regulation states “[e]ach recipient shall establish and maintain sufficient records to enable the Secretary to determine whether the recipient has met the requirement of this part.” 24 C.F.R. § 570.506.

As per 83 FR 5844, 84 FR 45838, 86 FR 32681, 87 FR 6364 and 88 FR 32406 and consistent with applicable statutes, regulations, waivers and alternative requirements, and other Federal requirements, the content of records maintained by the State shall be sufficient to:

- Enable HUD to make the applicable determinations described at 24 C.F.R. § 570.493;
- Make compliance determinations for activities carried out directly by the State; and
- Show how activities funded are consistent with the descriptions of activities proposed for funding in the action plan and/or DRGR system.

The following records are the minimum required by 24 C.F.R. § 570.506, and as such, PRDOH and its subrecipients/administering entities will maintain:

- Records providing a full description of each activity assisted with CDBG-DR/MIT funds.
 - Location;
 - Amount of CDBG-DR/MIT funds budgeted, obligated, and expended; and
 - The provision in Subpart C under which it is eligible.
- Records demonstrating that each activity undertaken meets one of the criteria for National Objectives, as set forth in 24 C.F.R. § 570.208.

- Records that demonstrate that the recipient has made determinations required as a condition of eligibility of certain activities. Where applicable, records which demonstrate compliance with the requirements of 24 C.F.R. § 570.202(g) or 24 C.F.R. § 570.204(a)(5) or document the State's grant recipient's basis for exception to the requirements of those paragraphs.
- Records which demonstrate compliance with citizen participation requirements.
- Records which demonstrate compliance with the requirements regarding acquisition, displacement, relocation, and replacement housing.
- Fair housing and equal opportunity records.
- Financial records, as required by 2 C.F.R. Part 200, 24 C.F.R. § 570.502, and state requirements, which include, but not limited to:
 - Current authorizations and obligations of CDBG-DR/MIT funds;
 - Unobligated balances (funds remaining available for distribution);
 - Assets and liabilities;
 - Program income (if any);
 - Evidence indicating that the use of program funds belongs to the eligible activity; and
 - Evidence indicating that each expenditure is necessary, reasonable, and directly related to the project.
- Agreements and other records related to lump sum disbursement to private financial institutions for financing rehabilitation.
- Records required to be maintained in accordance with other applicable laws and regulations.

You may access the CDBG-DR/MIT Recordkeeping, Management and Accessibility Policy (RKMA Policy), and all CDBG-DR/MIT General Policies, in English and Spanish at <https://recuperacion.pr.gov/en/resources/policies/general-policies/> and <https://recuperacion.pr.gov/recursos/politicas/politicas-generales/>.

27.1 Record Retention

As per 2 C.F.R. § 200.334 on Retention Requirements for Records and 24 C.F.R. § 570.490(d) on Recordkeeping Requirements, all official records on programs and individual activities shall be retained for the greater of **three (3) years**, starting from the closeout of the grant or beyond the end of the affordability period for each housing activity, whichever is longer. If any other laws and regulations as described in 24 C.F.R. § 570.490 applies to a project, the record retention period may be extended. All records involved in litigation, claims, audits, negotiations, or other actions, which have started before the expiration date of their retention, will be kept until completion of the action and resolution of all issues or the end of the regular **three (3) year** period, whichever is longer.

As a general practice, PRDOH maintains files for **five (5) years** after grant close-out with HUD. Exceptions for longer file retention are provided at 2 C.F.R. § 200.334 and include:

- Audits started before the end of the three (3) year period;
- HUD notifies in writing to extend retention period;
- Program Income after the period of performance; and
- Real property monitoring.

Puerto Rico's Treasury Secretary approved Regulation 23, from August 15, 1988, titled "For the Conservation of Documents of a Fiscal Nature or Necessary for the Inspection and Verification of Accounts and Fiscal Operations". Art. IV (A) of Regulation 23 states that, generally, fiscal documents are to be kept for **six (6) years** or until an intervention from the Puerto Rico Comptroller's Office (**PRCO**), whichever one comes first.

27.2 Reporting

Pursuant to 24 C.F.R. § 570.507, entitlement grant recipients shall submit an annual performance and evaluation report in accordance with 24 C.F.R. Part 91. Nevertheless, as stated in 83 FR 5844, 84 FR 45838, 86 FR 32681, 87 FR 6364 and 88 FR 32406, HUD waived PRDOH from the requirements of 24 C.F.R. § 91.520.³³ Alternatively, HUD required PRDOH to enter all information regarding its performance, while administering CDBG-DR/MIT funds, in the DRGR system with sufficient detail to permit HUD's review of PRDOH's performance on a quarterly basis through the Quarterly Performance Report (**QPR**) and to enable remote review of PRDOH's data.³⁴

27.3 Quarterly Performance Reports

The purpose of the Quarterly Performance Report (**QPR**) is to report progress on the grant and DRGR activities by quarter on a cumulative basis. Each quarter's accomplishments, financial data, and a progress narrative are provided. Quarterly accomplishments are collected with monthly vendor invoices. All QPRs will be publicly available in English and Spanish at <https://recuperacion.pr.gov/en/transparency-portal/finance/reports/> and <https://recuperacion.pr.gov/portal-de-transparencia/finanzas/reportes/>.

28 Citizen Participation Plan

PRDOH has developed a Citizen Participation Plan (**CPP**) in compliance with 24 C.F.R. § 91.115, 83 FR 5844, 84 FR 45838, 86 FR 32681 and 87 FR 6364,, and applicable HUD requirements to set forth the policies and procedures applicable to citizen participation. The requirements outlined in the U.S. Department of Housing and Urban Development Federal Register Notices for CDBG-DR/MIT supersede, waive, and replace certain requirements with respect to citizen participation.

³³ 83 FR 5844, 5852, 84 FR 45838, 45853, 86 FR 32681 and 87 FR 6364.

³⁴ *Id.*

The CPP is intended to maximize the opportunity for citizen involvement in the planning and development of the CDBG-DR/MIT Programs, including but not limited to:

- The amount of assistance expected to be received by impacted communities;
- The range of eligible activities to be undertaken;
- Performance reports; and
- Other Action Plan and program activities.

The goal of the CPP is to provide all of Puerto Rico's residents, including those with disabilities or limited English proficiency (**LEP**), with an opportunity to participate in the planning and assessment of the PRDOH's CDBG-DR/MIT Programs. In order to facilitate citizen involvement, PRDOH has coordinated actions to encourage participation and allow equal access to information about the program.

Throughout the duration of the grants, all citizen comments on PRDOH's published Action Plans, any substantial amendments to Action Plans, performance reports and/or other issues related to the general administration of CDBG-DR/MIT funds, including all programs funded by these grants, are welcomed.

Citizen comments may be submitted through any of the following means:

- **Via phone:** 1-833-234-CDBG or 1-833-234-2324 (TTY: 787-522-5950)
Attention hours: Monday to Friday from 8:00am-5:00pm
- **Via email at:** infoCDBG@vivienda.pr.gov; or CDBG-MIT@vivienda.pr.gov
- **Online at:** <https://recuperacion.pr.gov/en/contact-us/contact/> (English)
<https://recuperacion.pr.gov/contactanos/contacto/> (Spanish)
- **In writing at:** Puerto Rico CDBG-DR Program/CDBG-MIT Program
P.O. Box 21365
San Juan, PR 00928-1365

The Citizen Participation Plan is available in English and Spanish at
<https://recuperacion.pr.gov/en/resources/policies/general-policies/> **and**
<https://recuperacion.pr.gov/recursos/politicas/politicas-generales/>.

29 Citizen Complaints

As part of addressing Puerto Rico's long-term recovery needs, citizen complaints on any issues related to the general administration of CDBG-DR/MIT funds are welcome throughout the duration of the grant. It is PRDOH's responsibility, as grantee, to ensure that all complaints are dealt with promptly and consistently and at a minimum, to provide a timely, substantive written response to every **written** complaint within **fifteen (15) business days**, where practicable, as a CDBG grant recipient. See 24 C.F.R. § 570.486(a)(7).

Citizens who wish to submit formal complaints related to CDBG-DR/MIT funded activities may do so through any of the following means:

- **Vía email at:** LegalCDBG@vivienda.pr.gov
- **Online at:** <https://recuperacion.pr.gov/en/contact-us/complaints/> (English)
<https://recuperacion.pr.gov/contactanos/quejas/> (Spanish)
- **In writing at:** Puerto Rico CDBG-DR Program/CDBG-MIT Program
Attn: CDBG-DR/MIT Legal Division
P.O. Box 21365
San Juan, PR 00928-1365

You may access the CDBG-DR/MIT Citizen Complaints Policy, and all CDBG-DR/MIT General Policies, in English and Spanish at <https://recuperacion.pr.gov/en/resources/policies/general-policies/> and <https://recuperacion.pr.gov/recursos/politicas/politicas-generales/>.

30 Program-Based Reconsideration and/or Administrative Review

CDBG-DR/MIT Program applicants and participants may contest any determinations or denials based on program policy. However, federal statutory requirements may not be challenged.

Applicants have the right to request a Program-based Reconsideration with the Program or request an Administrative Review directly with PRDOH, as stated below.³⁵ If an applicant fails to contest a determination within the time allotted, the inaction will be deemed as an acceptance of the determination.

30.1 Program-Based Reconsideration Request

Applicants may file a written Program-based Reconsideration Request directly with the Program, via electronic or postal mail, within **twenty (20) calendar days** from the date a copy of the notice was filed in the record of the agency. Provided, that if the date on which the copy of the notice is filed in the records of the agency differs from the mailing date (postal or electronic) of said notice, the aforementioned **twenty (20) calendar day-term** shall be calculated from the mailing date or the date the electronic mail was sent, whichever applies. Notices distributed via electronic communication shall be considered valid. In the event a notification is sent via postal and electronic mail, the notification date will be one sent beforehand. Program notices will include the electronic and postal mailing addresses on where to submit these, as these may vary.

Applicants who file a Program-based Reconsideration Request are encouraged to provide individual facts or circumstances, as well as supporting documents to justify their

³⁵ No applicable for the Infrastructure Mitigation Program, Economic Development Investment Portfolio for Growth – Lifeline Mitigation Program and the Energy Grid Rehabilitation and Reconstruction Cost Share Program (ER1).

petition. In the Reconsideration Request process, the Program will only review facts and information already included in an Applicant's file, unless the Applicant submits new documentation. The Program has the discretion to accept or reject new documentation based upon its relevance to the Program-based Reconsideration Request.

The Program will review and address the Reconsideration Request within **fifteen (15) calendar days** of its receipt. Applicants will be notified of the reconsideration determination via a Reconsideration Request Approved or a Reconsideration Request Denied notification.

Filing a Program-based Reconsideration Request does not substitute, negate, or preclude any legal right that an Applicant has to challenge a determination made by the Program. Therefore, Applicants who believe the initial determination of the Program to be erroneous, may submit, at their discretion, either a Program-based Reconsideration Request or a petition for review of the decision made by the Program by filing an Administrative Review Request at PRDOH in accordance with Regulation Number 4953, of August 19, 1993, which regulates the Formal Adjudication Process for PRDOH and its Adjunct Agencies (Regulation 4953).³⁶

30.2 Administrative Review Request

If an Applicant disagrees with a Program determination, or with the Reconsideration Request Denial determination, said party may file directly to PRDOH, as grantee, an Administrative Review Request following the procedure established in Regulation 4953. The Applicant must submit such request, in writing, within **twenty (20) calendar days** from the date a copy of the Program determination or a Reconsideration Request Denial determination notice was filed in the record of the agency. Provided that if the date on which the copy of the notice is filed in the records of the agency differs from the mailing date (postal or electronic) of said notice, the aforementioned **twenty (20) calendar day-term** shall be calculated from the mailing date or the date the electronic mail was sent, whichever applies. Notices distributed via electronic communication shall be considered valid. In the event a notification is sent via postal and electronic mail, the notification date will be one sent beforehand. Administrative Review Requests shall be submitted via e-mail to: LegalCDBG@vivienda.pr.gov; via postal mail to: CDBG-DR/MIT Legal Division, P.O. Box 21365, San Juan, PR 00928-1365; or in person at PRDOH's Headquarters at: CDBG-DR/MIT Legal Division, 606 Barbosa Avenue, Juan C. Cordero Davila Building, Río Piedras, PR 00918.

If the Applicant disagrees with any **final** written determination on an Administrative Review Request notified by PRDOH after completing the Administrative Adjudicative

³⁶ For more details, you can access Regulation 4953 (in Spanish) at: <https://www.vivienda.pr.gov/wp-content/uploads/2015/09/4953-Reglamenta-los-procedimientos-de-adjudicacion-formal.pdf>

Procedure, said party may file a Judicial Review petition before the Court of Appeals of Puerto Rico within **thirty (30) days** after a copy of the notice has been filed. See Act No. 201-2003, as amended, 4 LPRA § 24 *et seq.*, known as the “Judiciary Act of the Commonwealth of Puerto Rico of 2003”, and Section 4.2 of Act 3 No. 8-2017, as amended, known as the “Uniform Administrative Procedures Act of the Government of Puerto Rico”, 3 LPRA § 9672.

31 General Provisions

31.1 Program Guidelines Scope

Program Guidelines sets forth the policy governing the Program. These program guidelines are intended to aid and provide program activity guidance in Program implementation and closeout and should not be construed as exhaustive instructions. All Program activities must comply with the policies hereby stated. In addition, all Program staff must adhere to established program procedures and all federal and state laws and regulations in effect, as applicable, in the execution of Program activities.

However, PRDOH reserves the faculty to authorize, in its sole discretion, the granting of Program benefits to any Applicant, only when exceptional circumstances, not contemplated in these guidelines, justify it. Such faculty will be exercised on a case-by-case basis in compliance with local, state and federal requirements. PRDOH is in no way obligated to grant the Program benefits in said cases.

31.2 Program Guidelines Amendments

PRDOH reserves the right to modify the policies established in these guidelines if the Program Guidelines, as written, do not reflect the intended policy or cause procedures to be unfeasible, among any other circumstances. If an amended version of these guidelines is approved, the amended version fully supersedes all other previous versions and should be used as the basis for the evaluation of all situations encountered in the implementation and/or continuance of the Program from the date of its issuance, that is, the date that appears on the cover of these guidelines. Each version of the Program Guidelines will contain a detailed version control log that outlines any substantial amendments, inclusions and/or changes.

31.3 Disaster Impacted Areas

As described in the initial CDBG-DR Action Plan, and its amendments, the Government of Puerto Rico will use CDBG-DR funds solely for necessary expenses related to disaster relief, long- term recovery, restoration of housing, infrastructure, and economic revitalization in the impacted and distressed areas of Puerto Rico as identified in disaster declaration numbers DR-4336, 4339, DR-4473 and DR-4560 . Through the Federal Register Vol. 83, No. 157 (August 14, 2018), 83 FR 40314, HUD identified that, for Puerto Rico, all components of the Island were considered “most impacted and distressed” areas (**MID**). Therefore, these guidelines apply to all 78 municipalities of Puerto Rico. As per 86 FR 569,

the Municipalities of Guánica, Ponce, Yauco, and Guayanilla, were the HUD-identified MID areas. Subsequently, HUD added Peñuelas, Lajas, and Mayaguez to this MID area through 87 FR 6364.

Likewise, as stated in Federal Register Vol. 84, No. 169 (August 30, 2019), 84 FR 45838, within these 78 municipalities (MID areas for CDBG-DR grantee), HUD requires PRDOH to focus the use of CDBG-MIT funds on effectively addressing risks to indispensable services that enable the continuous operation of critical business and government. This, in turn, will be achieved by implementing programs and activities, as described in the CDBG-MIT Action Plan, and its future amendments. The primary focus of the CDBG-MIT programs is on activities that increase resilience to disasters. Also, to reduce or eliminate the long-term risk of loss of life, injury, damage to and loss of property, and suffering and hardship, by lessening the impact of future disasters within the HUD-identified MID areas in Puerto Rico.

31.4 Extension of Deadlines

The Program could extend deadlines on a case-by-case basis. The Program may decline to extend a deadline if such extension will jeopardize the Program's completion schedule or the schedule of an individual construction project. The aforementioned, strictly applies to program deadlines or established program terms. Under no circumstance(s) does the faculty to extend deadlines apply to the established terms of time in any applicable federal or state law or regulation, or to the terms of times established in these guidelines to request a Program-based Reconsideration, administrative review, and/or judicial review.

31.5 Established Periods of Time

Unless otherwise specified, all established periods of time addressed in this and all CDBG-DR/MIT Program Guidelines will be considered calendar days. On this matter, PRDOH, as grantee, will follow Rule 68.1 of the Rules of Civil Procedure of Puerto Rico, 32 LPRA Ap. V, R. 68.1.

31.6 Written Notifications

All determinations made by the Program will be notified in writing. If an applicant believes that any determination was made without being written, the applicant may request that such decision be made in writing and duly substantiated.

31.7 Related Laws and Regulations

PRDOH Program Guidelines and General Policies make reference as to how the provisions of certain laws apply to the Program. However, other related laws may exist which are not included in these Guidelines. This does not negate or preclude the Program from applying the provisions of those laws, nor an applicant from receiving services, when applicable. Moreover, PRDOH can enact, or may have enacted, policies that address how the laws mentioned in these guidelines are managed. If there are any discrepancies

between these guidelines and the laws and/or regulations mentioned in them, then the latter will prevail over the guidelines. If at any time the laws and/or the applicable regulations mentioned in these guidelines are amended, the new provisions will apply to the Program without the need to amend these guidelines or policies.

32 Program Oversight

Nothing contained within these guidelines is intended to limit the role of PRDOH, HUD, and/or corresponding authorities from exercising oversight and monitoring activities of the Program.

33 Severability Clause

If any provision of these guidelines, or the application thereof to any person, partnership, or corporation, or circumstance, is deemed invalid, illegal, or incapable of being enforced to any extent by a competent court, the remainder of these guidelines, and the application of such provisions, will not be affected. All valid applications of these guidelines shall be severed from any applications deemed invalid, leaving the valid applications in full force.

END OF DOCUMENT.

Appendix A

Disclaimer: these policies may be updated from time to time.

You may access the current version of all policies in English and Spanish at <https://recuperacion.pr.gov/en/resources/policies/general-policies/> and <https://recuperacion.pr.gov/recursos/politicas/politicas-generales/>.

Policy Name
Subrecipient Management Policy https://recuperacion.pr.gov/en/download/subrecipient-management-policy/ (English) https://recuperacion.pr.gov/download/politica-para-el-manejo-de-subrecipientes/ (Spanish)
Financial Policy https://recuperacion.pr.gov/en/download/financial-policy/ (English) https://recuperacion.pr.gov/download/politica-financiera/ (Spanish)
Procurement Manual for CDBG-DR, CDBG-MIT, and CDBG State Programs https://recuperacion.pr.gov/en/download/procurement-manual-cdbg-dr-mit-program/ (English) https://recuperacion.pr.gov/download/manual-de-adquisiciones-programa-cdbg-dr-mit/ (Spanish)
Minority and Women-Owned Business Enterprise Policy (W/MBE Policy) https://recuperacion.pr.gov/en/download/mwbe-policy/ (English) https://recuperacion.pr.gov/download/politica-mwbe/ (Spanish)
Davis Bacon and Related Acts Policy https://recuperacion.pr.gov/en/download/davis-bacon-and-related-acts-policy/ (English) https://recuperacion.pr.gov/en/download/davis-bacon-and-related-acts-policy/ (Spanish)

Section 3 Policy

<https://recuperacion.pr.gov/en/download/section-3-policy/> (English)

<https://recuperacion.pr.gov/download/politica-sobre-seccion-3/> (Spanish)

Occupational Safety & Health Policy

<https://recuperacion.pr.gov/en/download/osh-r3-guideline/> (English)

<https://recuperacion.pr.gov/download/politica-osh/> (Spanish)

Equal Access Regardless of Sexual Orientation or Gender Identity

<https://www.vivienda.pr.gov/wp-content/uploads/2015/09/Reglamento-Hostigamiento-Sexual - InglCs.pdf> (English)

<https://www.vivienda.pr.gov/wp-content/uploads/2015/09/Reglamento-Hostigamiento-Sexual.pdf> (Spanish)

Fair Housing and Equal Opportunity Policy

<https://recuperacion.pr.gov/en/download/fair-housing-and-equal-opportunity-fheo-policy-for-cdbg-dr-programs/> (English)

<https://recuperacion.pr.gov/download/politica-de-equidad-de-vivienda-e-igualdad-de-oportunidades-para-los-programas-cdbg-dr/> (Spanish)

Recordkeeping, Management and Accessibility Policy

<https://recuperacion.pr.gov/en/download/record-keeping-management-and-accessibility-policy-rkma-policy/> (English)

<https://recuperacion.pr.gov/download/politica-sobre-manejo-administracion-y-accesibilidad-de-documentos/> (Spanish)

Uniform Relocation Assistance Guide & Residential Anti-Displacement and Relocation Assistance Plan

<https://recuperacion.pr.gov/en/download/ura-adp-guidelines/> (English)

<https://recuperacion.pr.gov/download/guias-ura-adp/> (Spanish)

Drug Free Workplace

<http://app.estado.gobierno.pr/ReglamentosOnLine/Reglamentos/6145.pdf>

Property Management and Distribution

<https://aafaf.pr.gov/assets/regla-unico-comite-disposicion-bienes- inmuebles-9-12-2019.pdf>

Anti-fraud, Waste, Abuse, or Mismanagement Policy

<https://recuperacion.pr.gov/en/download/afwam-policy/> (English)

<https://recuperacion.pr.gov/download/politica-afwam/> (Spanish)

Conflict of Interest and Standards of Conduct Policy

<https://recuperacion.pr.gov/en/download/conflict-of-interest-and-standards-of-conduct-policy/> (English)

<https://recuperacion.pr.gov/download/politica-de-conflictos-de-interes-y-estandares-de-conducta/> (Spanish)

Personally Identifiable Information, Confidentiality, and Nondisclosure Policy

<https://recuperacion.pr.gov/en/download/personally-identifiable-information-confidentiality-and-nondisclosure-policy/> (English)

<https://recuperacion.pr.gov/download/politica-sobre-informacion-de-identificacion-personal-confidencialidad-y-no-divulgacion/> (Spanish)

Citizen Participation Plan

<https://recuperacion.pr.gov/en/download/citizen-participation-plan/> (English)

<https://recuperacion.pr.gov/download/plan-de-participacion-ciudadana/> (Spanish)

Citizen Complaints Policy

<https://recuperacion.pr.gov/en/download/citizen-complaints-policy/> (English)

<https://recuperacion.pr.gov/download/politica-sobre-presentacion-de-quejas/> (Spanish)