

CDBG-DR Gap to Low Income Housing Tax Credits (LIHTC) Program

Puerto Rico faces an increased need for affordable rental housing stock in the aftermath of hurricanes Irma and María.

The CDBG-DR Gap to Low Income Housing Tax Credits (LIHTC) Program will serve the housing need by providing gap funding, for properties receiving LIHTCs, thus leveraging both federal funding streams to spur development and replenish the current inventory of resilient and affordable rental housing.

The Puerto Rico Department of Housing (PRDOH) has partnered with the Puerto Rico Housing Finance Authority (PRHFA) to deliver the Program. PRHFA has participated in the construction of affordable rental housing projects through the Island using, among others, Low Income Housing Tax Credits.

PROGRAM FACTS

- **Administering Entity:**
Puerto Rico Housing Finance Authority (PRHFA)
- **National Objective:**
Benefits Low and Moderate Income Households (LMI)
- **Overall Budget:**
\$413,000,000.00
- **Maximum Award:**
Validated Gap
- **Eligible Projects:**
Phase 1 - 9% LIHTCs
(pre-approved, NOFA 2016)
Phase 2 - 4% LIHTCs
(To be awarded, QAP 2020)

DEVELOPMENT TEAM



Developer
Hogar Manuel Mediavilla
Negrón, Inc.

General Contractor
Caribe General
Contractors, Inc.

Project Designer
A&T Design Studio PSC

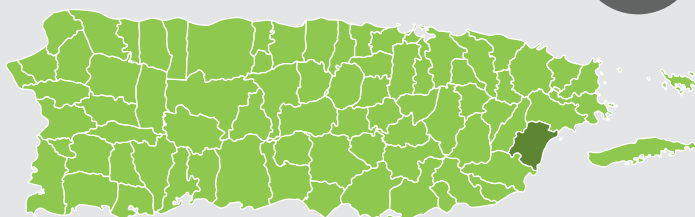
PROJECT INFORMATION



- **Type of Project:**
New Construction
- **Type of Housing:**
Elderly
- **Total Number of Units:**
(90) units of one (1) room
- **Number of Buildings:**
one (1)
- **Gross Land Area:**
4,635 m²
- **Project Cost:**
\$25,622,726.00
- **CDBG-DR Award:**
\$8,576,778.00

PROJECT LOCATION

Humacao, Puerto Rico



PROJECT DESCRIPTION



Hogar Manuel Mediavilla Negrón II is a new construction project, elderly, affordable housing development located on an urban parcel in Humacao, Puerto Rico. The aim of this project is to help meet the housing needs of elderly and Low and Moderate Income (LMI) populations in the East coast. In addition, the project follows the Humacao Municipality Strategic Plan of the township urban zone located at walking distance to all typical daily activities of a third age population, such as; medical facilities, pharmacies, post office, supermarkets, public transportation and town recreational areas.

The project design consist of ninety (90) one (1) bedroom apartments in a six (6) stories building that includes an administration office, a communal activities area, interior and exterior gardens, a gymnasium, a small cafeteria, medical office, uncovered terrace, laundry area and bicycle storage facilities.

The Development is designed with the most current energy conservation and resiliency measures in mind including sustainability and green initiatives, for example: insulated walls, photovoltaic system, low water usage fixtures, Energy Star[®] fixtures, ceiling fans, appliances, occupancy sensors in the common areas and communal spaces, solar water heaters and ADA additional accessibility requirements. The project will also include the installation of broadband infrastructure, as required by the U.S. Department of Housing and Urban Development (HUD), in order to narrow the digital divide in mixed income communities and to provide a platform for individuals and families to participate in the digital economy to increase their access to economic opportunities.

Each apartment will also be provided for the installation of a high efficiency air conditioning wall units. The design and construction will provide the occupants stormproof windows, environmental conscious building material and methods, as well as accessible design and the advantage of Puerto Rico's tropical cooling breezes by allowing cross ventilation through open windows, doors and corridors. Landscape will include native plants requiring minimal water irrigation and maintenance.