

## 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**  
Lucha Contra El SIDA, Inc.

**General Contractor**  
Caribe General Contractors, Inc.

**Project Designer**  
Designer DG Group

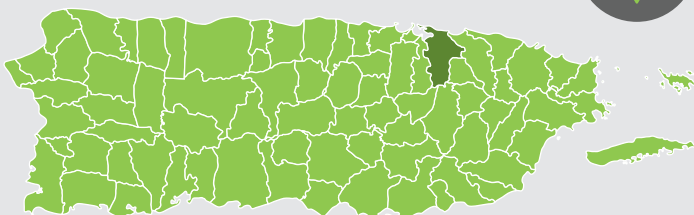
### PROJECT INFORMATION



- **Type of Project:** Substantial Rehabilitation
- **Type of Housing:** Multifamily
- **Total Number of Units:** hundred sixty (160) apartments; forty (40) studios, forty (40) one (1) bedroom, forty (40) two (2) bedrooms, thirty five (35) three (3) bedrooms, and five (5) four (4) bedrooms
- **Number of Buildings:** two (2)
- **Gross Land Area:** 19,336 m<sup>2</sup>
- **Project Cost:** \$26,109,567.00
- **CDBG-DR Award:** \$9,995,017.00

### PROJECT LOCATION

San Juan, Puerto Rico



### PROJECT DESCRIPTION



Sabana Village Apartments is a rehabilitation, multifamily affordable housing project located on San Juan, Puerto Rico. The goal of this project is to help meet the housing needs of Low and Moderate Income (LMI) populations, especially AIDS/HIV patients, and homeless.

The design of the project consists of two (2) buildings of six (6) floors each, connected in the center by a core of elevators and stairs. Sabana Village Apartments consists of one hundred and sixty (160) apartments.

This housing initiative was designed taking into consideration the most current conservation, resilience and innovation measures. Improvements to apartments and communal areas include, but are not limited to replacements of bathroom fixture and accessories, kitchen cabinets, replacement of appliances with high energy efficiency ones, replacement of floors, doors, windows, elevators, fire suppression system, and lighting for more efficient ones, among other electrical, plumbing, and aesthetic improvements. It also includes general painting of the entire building, installation of new security systems, and restoration of electrical generators.

In addition, the project design includes a playground, basketball court, gym, medical offices, one hundred and seventy-nine (179) parking spaces. Furthermore, thirty-two units will be equipped to comply with accessibility and mobility standards (ADA).