



Miguel A. Romero-Lugo

May 19, 2021

Mr. Fernando L. Sumaza Laborde
President/CEO
Fernando L. Sumaza & Co., LLC
3060 Road #64 - 1st. Floor
Mayagüez, PR 00680

**RE: MAYOR ENDORSEMENT LETTER REHABILITATION FOR AFFORDABLE HOUSING
PROJECT MIRADOR LAS CASAS APARTMENTS - MUNICIPALITY OF SAN JUAN**

Dear engineer Sumaza Laborde:

We received your letter regarding the rehabilitation of an affordable rental housing project to be known as *Mirador Las Casas Apartments* (the "Project"), located at Eduardo Conde Avenue at Santurce Ward in the Municipality of San Juan.

As described, the proposed project will be developed under Section 42 of the federal Internal Revenue Code, which created the federal Low-Income Housing Tax Credit Program ("LIHTC"), and the Community Development Block Grant-Disaster Relief ("CDBG-DR"), along with a combination of other local, state, and federal resources that may be available.


After an evaluation of the proposed rehabilitation, and based upon the needs of low-income families and single headed families in our municipality, we conclude that the Project is a valuable rehabilitation for the Municipality of San Juan because, it:

- 1) Promotes family and neighborhood stabilization.
- 2) Is conveniently located near main roads, healthcare, police station, entertainment and commercial facilities, public and private transportation hubs, among other amenities.
- 3) Will add to the affordable rental housing inventory 291 units.
- 4) Meets the needs of a special population, eligible single headed households.
- 5) The Project's rehabilitation includes green building initiatives, broadband infrastructure, and common areas and units will include energy efficiency equipment and appliances.



PO Box 9024100 San Juan, Puerto Rico 00902-4100

Phone: (787) 524-2500 | mromero@sanjuan.pr

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- 6) The rehabilitation will include common areas, facilities and amenities for the use and enjoyment of the tenants.
 - 7) Will comply with Housing Quality Standards (HQS), Section 504 Accessibility Standards, ADA, and Fair Housing Act requirements: and
 - 8) Will address the need for low-income affordable housing in the municipality, (i) availability of safe, decent, and affordable rental housing for low-income single headed households, and (ii) makes available supportive services for the aforementioned population.

We endorse the rehabilitation of the Project, as it complies with our Land Development Plan ("*Plan de Ordenamiento Territorial*") to revitalize the municipality's Santurce sector. Given our share goal of ensuring safe, stable, and appropriate housing we support your efforts to develop Mirador Las Casas Apartments and, look forward to the opportunity to address the need effectively and sustainably for affordable housing in San Juan.

Cordially,



Miguel A. Romero-Lugo