

**COMMUNITY DEVELOPMENT BLOCK GRANT – DISASTER RECOVERY (CDBG-DR)
COMMUNITY DEVELOPMENT BLOCK GRANT – MITIGATION (CDBG-MIT)
HOME REPAIR, RECONSTRUCTION, OR RELOCATION PROGRAM (R3)
SINGLE-FAMILY HOUSING MITIGATION PROGRAM (SFM)
HOMEBUYER ASSISTANCE MITIGATION PROGRAM (HBA-MIT)**

**SUBRECIPIENT AGREEMENT
BETWEEN THE
PUERTO RICO DEPARTMENT OF HOUSING
AND
PATHSTONE CORPORATION**



This **SUBRECIPIENT AGREEMENT (SRA)** is entered into this 28 day of JANUARY, 2026, by and between the **PUERTO RICO DEPARTMENT OF HOUSING (PRDOH)**, a public agency of the Government of Puerto Rico created under Act No. 97 of June 10, 1972, as amended, 3 LPRA § 441 *et seq.*, known as the "**Department of Housing Organic Act**" (**Organic Act**), with principal offices at 606 Barbosa Ave., San Juan, Puerto Rico, represented herein by its Secretary, Ciary Y. Pérez Peña, of legal age, single, and resident of Las Piedras, Puerto Rico; and the **PATHSTONE CORPORATION (Subrecipient)**, a foreign non-profit corporation organized under the laws of New York, with offices at 2188 Ponce Bypass Industrial Reparada, Ponce, Puerto Rico, represented herein by its Director of Housing Programs, María G. Rodríguez Collazo, of legal age, single, and resident of Guayama, Puerto Rico; collectively "the **Parties**".

I. RECITALS AND GENERAL AWARD INFORMATION

WHEREAS, in September 2017, Hurricanes Irma and María made landfall in Puerto Rico causing catastrophic island-wide damage, knocking out power, water, and telecommunications for the entire island and its island municipalities. Hurricane María caused major structure and infrastructure damage to family homes, businesses, and government facilities triggering the displacement of thousands of residents of the Island from their homes and jobs.

WHEREAS, under the Continuing Appropriations Act, 2018, and Supplemental Appropriations for Disaster Relief Requirements Act, 2017, signed into law on September 8, 2017 (Pub. L. 115-56), \$1.5 billion were allocated by the U.S. Department of Housing and Urban Development (**HUD**) for disaster recovery assistance to the Government of Puerto Rico under the CDBG-DR Program. These funds are intended to provide financial assistance to address unmet needs that arise and that are not covered by other sources of financial aid.

WHEREAS, on February 9, 2018, a Notice was published in the Federal Register, Vol. 83, No. 28 (83 FR 5844), that allocated \$1.5 billion for disaster recovery assistance to the Government of Puerto Rico.

WHEREAS, under the Bipartisan Budget Act of 2018, signed into law February 9, 2018 (Pub. L. 115-123), an additional \$8.22 billion were appropriated by Congress for disaster recovery assistance to the Government of Puerto Rico under CDBG-DR.

WHEREAS, pursuant to a letter dated February 23, 2018, sent by former Governor of Puerto Rico to the former Secretary of HUD, the PRDOH is the governmental agency designated as grantee of the CDBG-DR funds allocated to the Government of Puerto Rico.

WHEREAS, on August 14, 2018, an additional allocation of \$8.22 billion for recovery was allocated to Puerto Rico under Federal Register Vol. 83, No. 157, (83 FR 40314).

WHEREAS, on September 20, 2018, the Governor of Puerto Rico and the Secretary of HUD signed the Grant Agreement Number B-17-DM-72-0001; allowing PRDOH access to \$1,507,179,000 in CDBG-DR funding obligated under Pub. L. 115-56.

WHEREAS, under the Additional Supplemental Appropriations for Disaster Relief Act of 2019, signed into law June 6, 2019 (Pub. L. 116-20), an additional \$277 million were appropriated by Congress for disaster recovery assistance to the Government of Puerto Rico under CDBG-DR.

WHEREAS, on January 27, 2020, an additional allocation of \$277 billion for unmet infrastructure recovery needs was allocated to Puerto Rico under Federal Register Vol. 85, No. 17, (85 FR 4681). With these allocations of funding, the 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 grant funding.

WHEREAS, on February 21, 2020, the Governor of Puerto Rico and the Secretary of HUD signed the Grant Agreement Number B-18-DP-72-0001; allowing PRDOH access to \$1,700,000,000 in CDBG-DR funding, obligated under Pub. L. 115-123.

WHEREAS, under the Further Additional Supplemental Appropriations Act for Disaster Relief Requirements Act of 2018, (Division B, Subdivision 1 of the Bipartisan Budget Act of 2018, Pub. L. 115-123, approved February 9, 2018), \$8.285 billion were allocated by the United States Department of Housing and Urban Development (**HUD**) for mitigation activities and assistance to the Government of Puerto Rico under the Community Development Block Grant – Mitigation Program (**CDBG-MIT**). These funds are intended to provide financial assistance in areas impacted by recent disasters.

WHEREAS, on August 30, 2019, a Notice was published in the Federal Register, Vol. 84, No. 169 (84 Fed. Reg. 45838), which described the grant requirements and procedures applicable to future allocations of CDBG-MIT funds to the Government of Puerto Rico.

WHEREAS, on January 27, 2020, a Notice was published in the Federal Register, Vol. 85, No. 17 (85 Fed. Reg. 4676), which allocated \$8,285,284,000 in CDBG-MIT funds to the Government of Puerto Rico.

WHEREAS, on May 12, 2021, the PRDOH Secretary and the Secretary of HUD signed Grant Agreement Number B-18-DP-72-0002; allowing PRDOH access to \$8,285,284,000 in CDBG-MIT funding, obligated under Pub. L. 115-123, as amended.

WHEREAS, PRDOH is the governmental agency designated as the grantee of the CDBG-MIT funds allocated to the Government of Puerto Rico.

cy
CYP

WHEREAS, the CDBG-MIT Program represents a unique opportunity to carry out strategic and high-impact activities to mitigate disaster risks and reduce future losses.

WHEREAS, according to the approved current CDBG-DR and CDBG-MIT Action Plans, Puerto Rico intends to undertake the **Home Repair, Reconstruction, or Relocation Program (R3)**, the **Single-Family Housing Mitigation Program (SFM)**, and the **Homebuyer Assistance Mitigation Program (HBA-MIT)**.

WHEREAS, under **CDBG-DR**, the focus of **R3** Program is to provide relief for those individuals and families whose households have unmet housing needs. Assistance under this Program will be provided under three (3) primary categories: repair, reconstruction, or relocation. The total allocation of funds for this Program is two billion nine hundred twenty million seven hundred eighty thousand six hundred nineteen dollars (\$2,920,780,619.00).

WHEREAS, under **CDBG-MIT**, the **SFM** Program provides mitigation assistance to households exposed to immediate hazards based on property condition, geographic location, and risk classification. Eligible mitigation activities include, but are not limited to, home elevation, foundation reinforcement, voluntary relocation, and the installation of solar and water resilience systems. The total allocation of funds for this Program is one billion six hundred million eight hundred ninety-six thousand eighty-six dollars (\$1,600,896,086.00).

WHEREAS, also under **CDBG-MIT**, The **HBA-MIT** Program provides financial assistance to support the acquisition of homes located outside high-risk areas by low- and moderate-income (**LMI**) households and individuals identified as part of the Critical Recovery Workforce (**CRW**). The total allocation of funds for this Program is one hundred million dollars (\$100,000,000.00).

WHEREAS, the PRDOH has allocated to the Subrecipient the total amount of **TWO HUNDRED FORTY THOUSAND DOLLARS (\$240,000.00)** of the aforementioned funds, to be distributed as follows: **SIXTY THOUSAND DOLLARS (\$60,000.00)** for the R3 Program; **EIGHTY THOUSAND DOLLARS (\$80,000.00)** for the SFM Program; and **ONE HUNDRED THOUSAND DOLLARS (\$100,000.00)** for the HBA-MIT Program. The Subrecipient shall administer and use such funds for the provision of the services described in **Exhibit A** (Scope of Work) under this SRA.

WHEREAS, the Subrecipient will assist the PRDOH in utilizing CDBG-DR/MIT funds to carry out the Program, pursuant to this SRA.

WHEREAS, the CDBG-DR/MIT funds made available for use by the Subrecipient under this SRA constitute a Subaward of the PRDOH's Federal Award, the use of which must be in accordance with requirements imposed by federal statutes, regulations, and the terms and conditions of the PRDOH's Federal Award.

WHEREAS, the PRDOH has the legal power and authority, in accordance with its enabling statute, the Organic Act, as amended, *supra*, the federal laws and regulations creating and allocating funds to the CDBG-DR/MIT Program and the current Action Plan, to issue and award the subaward, and to enter and perform under this SRA.

cy
CYP

WHEREAS, the Subrecipient has duly adopted a Resolution dated December 9, 2021, authorizing María G. Rodríguez Collazo, to enter into activities such as the execution of this Agreement on behalf of the Subrecipient; and by signing this Agreement, the Subrecipient assures PRDOH that it shall comply with all the requirements described herein.

GENERAL AWARD INFORMATION

The Subaward from PRDOH to the Subrecipient contemplated hereunder is for carrying out a portion of the Federal Award described in Section I above; thus, a federal assistance relationship is created with the Subrecipient. This SRA shall be updated to reflect any changes to the Federal Award and the following award information.

CDBG-DR/MIT Grantee Federal Award Identification Number (FAIN):	B-18-DP-72-0001 B-18-DP-72-0002
CDBG-DR/MIT Grantee Federal Award Date:	February 21, 2020 May 12, 2021
CDBG-DR/MIT Grantee Unique Identifier:	Unique Entity ID: FFMUBT6WCM1
Federal Award project description:	See Exhibit A for <u>Scope of Work</u>
Subrecipient Contact Information:	María G. Rodríguez-Collazo Director of Housing Programs PATHSTONE CORPORATION 2188 Ponce Bypass Industrial Reparada, Ponce PR 00716-0315
Subrecipient Unique Identifier:	Unique Entity ID: HNEZN8HPK785
Subaward Period of Performance:	Start Date: Effective Date, as defined in Section V of this SRA. End Date: twenty-four (24) months from Start Date.
Funds Certification:	Date: January 27, 2026 Authorized Amount: \$240,000.00 Funds Allocation: CDBG-DR "r02h07rrr-doh-lm" CDBG-DR "r02h07rrr-doh-un" CDBG-MIT "mith07sfh-doh-lm" CDBG-MIT "mith07sfh-doh-un" CDBG-MIT "mithhbaafvlni" CDBG-MIT "mithhbaafvun" Account Numbers: 6090-01-000 6090-60-000 See Exhibit E for <u>Funds Certification</u>

ay
CAPP

NOW, THEREFORE, in consideration of the need for recovery from Hurricanes Irma and María and the premises and mutual covenants described herein, the Parties mutually agree to the terms described in this SRA.

TERMS AND CONDITIONS

II. ATTACHMENTS

The following attachments are incorporated into this SRA by reference and are hereby made part of this SRA:

Exhibit A	Scope of Work
Exhibit B	Timeline and Performance Goals
Exhibit C	Key Personnel
Exhibit D	Budget
Exhibit E	Funds Certification
Exhibit F	HUD General Provisions and Other Federal Statutes, Regulations, and PRDOH Requirements
Exhibit G	Subrogation and Assignment Provisions
Exhibit H	Non-Conflict of Interest Certification
Exhibit I	Insurance Requirements and Bonding Specifications

All Exhibits hereto are fully incorporated herewith such that the terms and conditions of the Exhibits shall be as binding as any terms and conditions of this executed written SRA. The SRA shall prevail if any inconsistency appears between the Exhibits and this SRA.

III. SCOPE OF WORK

The Subrecipient shall be responsible for performing the activities detailed in **Exhibit A** (Scope of Work) of this SRA, herein attached and made an integral part of this SRA, which may be amended from time to time with the consent of both Parties. The Subrecipient shall complete the Scope of Work in a manner satisfactory to the PRDOH and consistent with the terms and conditions of this SRA and applicable Federal and local statutes, laws and regulations.

A. Subrecipient Management Responsibilities

The Subrecipient will prepare and submit all necessary documentation, related to the works, for development under this Program. The documentation shall demonstrate compliance with all eligibility requirements established in the R3, SFM and HBA-MIT Program Guidelines.

1. The Subrecipient shall perform the management, monitoring, reporting, support delivery of program goals, and compliance with all tasks included in the **Exhibit A** (Scope of Work) and **Exhibit B** (Timelines and Performance Goals) for the Program.
2. All services shall be performed in accordance with PRDOH guidelines, HUD guidelines and regulations, and other applicable state and federal laws and regulations.
3. The Subrecipient shall support PRDOH's efforts regarding the engagement and outreach of stakeholders.

B. General Administration

Prohibited Activities: The Subrecipient may only carry out the roles and responsibilities described in this SRA and the activities related to the performance of the Scope of Work described in **Exhibit A** (Scope of Work) of this SRA. Notwithstanding anything to the contrary in this SRA, the Subrecipient shall not be obligated to perform any work or services outside the Scope of Work described in **Exhibit A** (Scope of Work) of this SRA.

The Subrecipient is prohibited from charging to the PRDOH the costs of CDBG and/or CDBG-DR/MIT ineligible activities, including those described at 24 C.F.R. § 570.207, unless waived or made eligible by an applicable Federal Register Notice, from using funds provided herein or personnel employed in the administration of activities under this SRA for political activities, inherently religious activities, or lobbying. The Subrecipient may be financially liable for the activities undertaken outside of the parameters of **Exhibit A** (Scope of Work) of this SRA.

C. National Objectives

Home Repair, Reconstruction, or Relocation Program (R3)

All programs supported by CDBG-DR assistance must demonstrate benefit to individuals and communities by meeting one of the program's National Objectives: (1) benefiting low-and moderate-income (**LMI**) persons, (2) aiding in the prevention or elimination of slums or blight (**SB**), or (3) meeting a need having urgent need (**UN**).

R3 Program activities will be evaluated according to one (1) of the following national objectives:

1. Low and Moderate Housing Incentives (**LMHI**): These are activities and incentives that benefit LMI households with the purpose of moving the household outside of the affected floodplain or risk area. These activities are also undertaken for the purpose of providing or improving permanent residential structures that, upon completion, will be occupied by LMI households.
2. Urgent Need (**UN**): Address urgent needs in communities facing serious and immediate threats to their health or welfare; the grantee cannot finance the necessary activities on their own, and other financial resources are unavailable to meet these needs, pursuant to the waiver and alternative requirement provided by HUD in 83 FR 5844.

Applicants initially determined under the LMI National Objective may be served under the UN National Objective if their income is between 81-120% Area Median Income.

Single-Family Housing Mitigation Program (SFM) and

Homebuyer Assistance Mitigation Program (HBA-MIT)

All activities funded with CDBG-MIT funds must meet one (1) of the following CDBG-MIT Program's National Objectives: (i) **LMI Housing (LMH)**¹ – benefits LMI persons, that is,

¹ See 84 FR 45838.

income below the 80% Area Median Family Income (**AMFI**); or (ii) meet a particular **urgent need for mitigation (UNM)**, as defined in 24 C.F.R. § 570.208, as amended by waiver published in the Federal Register, Vol. 84, No. 169 (84 FR 45838).

Pursuant to the waiver at 84 FR 45838, 45857 (Section V.A.13.C.), the criteria for the urgent need national objective at 24 C.F.R. § 570.483(d) and § 570.208(c) are replaced with the alternative criteria whereby assisted activities (i) address the current and future risks as identified in the CDBG MIT Action Plan Mitigation Needs Assessment of most impacted and distressed (MID) areas; and (ii) result in a measurable and verifiable reduction in the risk of loss of life and property.

Additionally, the provisions of 24 C.F.R. § 570.483(e) and § 570.208(d) are modified by an alternative requirement that adds the following criteria applicable to all mitigation activities funded with CDBG-MIT funds:

- (i) Demonstrate the ability to operate for the useful life of the project; and
- (ii) Be consistent with other mitigation activities by not increasing the risk of loss of life or property in a way that undermines the benefits from other uses of CDBG-MIT funds.

The Subrecipient certifies that the activities carried out under this SRA shall meet at least one (1) of these national objective(s) as established above. The Subrecipient shall ensure that the funded activity or services meet the applicable CDBG-DR or CDBG-MIT National Objective(s) and collects the necessary information to complete the applicable forms to document the National Objective(s).

D. Levels of Accomplishment – Performance Goals and Timelines

The Subrecipient shall complete the activities required under **Exhibit A** (Scope of Work) of this SRA in accordance with the timeframes and performance goals set forth in **Exhibit B** (Timelines and Performance Goals) of this SRA, herein attached and made an integral part of this SRA.

E. Nonperformance Standard

If at the end of the **six (6) months** from the Effective Date, as defined in **Section V** of this SRA, the Program activity has not begun or at any time during the term, the Program activity has not accomplished the performance objectives set forth by the PRDOH in **Exhibit B** (Timelines and Performance Goals), the PRDOH may, at its sole discretion, terminate this SRA, de-obligate funds made available under this SRA, and/or recapture funds previously expended by the Subrecipient under this SRA from non-federal funds. No contract extensions shall be granted unless the Subrecipient can document circumstances beyond its control that prevented the start of the activity. PRDOH shall review the properly filed and documented circumstances which are alleged to have prevented the initiation of activity and exclusively reserves the right to decide if an extension is warranted, relative to the reasons stated as well as the prevailing circumstances.

F. Staffing

The Subrecipient shall supervise and direct the completion of all activities under this SRA. Any changes in assigned key personnel (**Key Personnel**) assigned or their responsibilities under the activities are subject to the prior approval of the PRDOH. If possible, it is the best practice for Subrecipient to provide PRDOH with ample written notice of the personnel changes and requests. Ample notice in this context shall be **ten (10) business days**. If that is not possible, then Subrecipient shall make all reasonable efforts to notify PRDOH of changes.

At a minimum, Subrecipient shall assign the staff with the identified responsibilities to the identified activities as described in **Exhibit C** (Key Personnel) of this SRA, herein attached and made integral part of this SRA.

Depending on the needs of the Program activity, the Subrecipient shall provide staff and/or procure professional service contractors to assist with the compliance of said activities. The staff who will support the Program activities included in the Scope of Work, shall solely perform those tasks and shall be remunerated hourly.

The Subrecipient shall monitor the performance of its staff, and contractors against the goals and performance standards as stated in the **Exhibit B** (Timelines and Performance Goals).

G. Pre-Award Costs

Pre-award costs applicable to the Subrecipient are strictly prohibited.

IV. PERFORMANCE, MONITORING AND REPORTING

A. Monitoring

The PRDOH shall monitor the performance of the Subrecipient as necessary to ensure that the funds allocated to the Subrecipient are used for authorized purposes, in compliance with Federal statutes, regulations, the Program Guidelines, and the terms and conditions of this SRA, including the timeframes and performance goals set forth in **Exhibit B** (Timelines and Performance Goals) associated with the activities included in **Exhibit A** (Scope of Work).

This review shall include: (1) reviewing financial and performance reports required by the PRDOH; (2) following up and ensuring that the Subrecipient takes timely and appropriate action on all deficiencies pertaining to the Federal award provided to the Subrecipient from the PRDOH detected through audits, on-site reviews, and other means; and (3) issuing a management decision for audit findings pertaining to this Federal award provided to the Subrecipient from the PRDOH as required by 2 C.F.R. § 200.521.

Substandard performance, defined as a performance that falls short of the standard expected of the Subrecipient, as specified in the SRA's exhibits, shall constitute noncompliance with this SRA.

If action to correct such substandard performance is not taken by the Subrecipient within **fifteen (15) days** after being notified by PRDOH, PRDOH may impose additional conditions on the Subrecipient and suspend or terminate this SRA, disallow all or part

of the cost of the activity or action not in compliance or initiate other remedies for noncompliance, as appropriate and permitted under 2 C.F.R. § 200.339.

B. Reporting

The Subrecipient shall complete and submit progress reports in the form, timeframe, and with the content specified and required by the PRDOH. The PRDOH shall later notify Subrecipient in writing the guidelines and requirements applicable to the submittal of the progress reports, and such notification shall be deemed incorporated by reference to this SRA.

V. EFFECTIVE DATE AND TERM

This SRA shall be in effect and enforceable between the Parties from the date of its execution. The performance period of this SRA is **twenty-four (24) months** from the date of its execution, ending on JANUARY 27, 2028. However, the Subrecipient's performance period to provide services to the HBA-MIT program is limited to the initial twelve (12) months of the SRA term, from the date of its execution.

The End of Term shall be the later of: (i) JANUARY 27, 2028; (ii) the date as of which the Parties agree in writing that all Close-Out Requirements² have been satisfied or, where no Close-Out Requirements are applicable to this SRA, the date as of which the Parties agree in writing that no Close-Out Requirements are applicable hereto; or (iii) such later date as the Parties may agree to in a signed amendment to this SRA.

The Subrecipient hereby acknowledges that this SRA is subject to the Grant Agreement between the Government of Puerto Rico or the PRDOH, and HUD (Grant Agreement); and the availability of the allocated CDBG-DR/MIT funds. The Subrecipient also acknowledges and agrees that any suspension, cancellation, termination, or otherwise unavailability of the CDBG-DR/MIT allocation(s) shall result in the immediate suspension, cancellation, or termination of this SRA, upon PRDOH's notice.

A. Contract Extensions:

PRDOH may extend the SRA's term for additional terms, upon mutual written agreement of the Parties. The term of this SRA shall not exceed the lifetime of the initial Grant Agreement between PRDOH and HUD, unless the term of the initial Grant Agreement is extended by HUD, in which case the term of this SRA cannot exceed the extension.

VI. BUDGET

A. Budget

The Subrecipient shall complete all activities in **Exhibit A** (Scope of Work) of this SRA in accordance with **Exhibit D** (Budget) attached herein and made an integral part of this SRA as such Budget may be amended from time to time.

² "Close-Out Requirements" means all requirements to be satisfied by each party in order to close-out this SRA and the CDBG-DR/MIT funds provided herein in accordance with applicable Requirements of Law, including the execution and delivery by one or more of the Parties of all close-out agreements or other legal instruments and the taking of any actions by one or more of the Parties in connection with such close-out, in any case as required under applicable Requirements of Law.

Any proposed budget to be managed by the Subrecipient shall clearly specify proposed funding for administrative costs and/or program delivery costs and/or planning costs, to the extent that such costs are considered applicable categories for funding.

The PRDOH may require a more detailed budget breakdown than the one contained herein, and the Subrecipient shall provide such supplementary budget information in a timely fashion in the form and content prescribed by the PRDOH. Any amendments to the budget must be approved in writing and signed by the PRDOH and the Subrecipient.

B. Indirect Costs

Indirect costs invoiced, if any, must be consistent with the conditions set forth herein. Indirect costs may be charged to PRDOH under a negotiated indirect cost rate agreement with a federal cognizant agency, a *de minimis* indirect cost rate (for applicable entities), or an indirect cost proposal prepared prior to the charging of any indirect cost to the Grant, in accordance with 2 C.F.R. Part 200, subpart E, submitted to a federal cognizant agency, and as approved by PRDOH in accordance with its written policies and procedures, which shall be included in **Exhibit D** (Budget).

C. Program Income

PRDOH reserves the right to authorize the Subrecipient to retain Program Income³ to be used in eligible program activities as described in this SRA. The Subrecipient shall notify PRDOH, within **twenty-four (24) hours** of receipt of any Program Income generated by activities carried out with CDBG-DR/MIT funds made available under this SRA. All Program Income (as defined at 24 C.F.R. § 570.500) generated by activities carried out with the CDBG-DR/MIT Funds must be returned to PRDOH if retention of such is not previously authorized by PRDOH. Program Income is subject to all applicable CDBG-DR/MIT laws, regulations and PRDOH policies and procedures for so long as it exists. Contrary to CDBG-DR/MIT provisions, any interest earned on cash advances from the U.S. Treasury or interest paid on CDBG funds held in a revolving fund account is not Program Income.

³ As defined in section V(A)(19)(a) of the HUD Notice, 84 Fed. Reg. 45838, 45858 (August 30, 2019), as may be amended by HUD), *Program Income* is:

[...] gross income generated from the use of CDBG-MIT funds, or a subrecipient of a State or local government, except as provided in subparagraph (d) of this paragraph.”

[...]

Program income includes, but is not limited to, the following: (a) Proceeds from the disposition by sale or long-term lease of real property purchased or improved with CDBG-MIT funds; (b) Proceeds from the disposition of equipment purchased with CDBG-MIT funds; (c) Gross income from the use or rental of real or personal property acquired by a State, local government, or Subrecipient thereof with CDBG-MIT funds, less costs incidental to generation of the income (i.e., net income); (d) 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-MIT funds; (e) Payments of principal and interest on loans made using CDBG-MIT funds; (f) Proceeds from the sale of loans made with CDBG-MIT funds; (g) Proceeds from the sale of obligations secured by loans made with CDBG-MIT funds; (h) Interest earned on program income pending disposition of the income, including interest earned on funds held in a revolving fund account; (i) 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-MIT portion of a public improvement; (j) 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-MIT assistance.

All Program assets, other than Program Income (property, equipment, etc.), if any, shall revert to PRDOH upon the termination of this SRA in accordance with applicable Federal laws, regulations, HUD Notices, policies, and guidelines.

PRDOH will later notify the Subrecipient in writing the applicable procedures for the return or reversion of Program Income and Program assets to the PRDOH, and such notification shall be deemed incorporated by reference to this SRA.

29
C4PP
D. Property Management and Disposition

PRDOH will comply with regulations governing property management and distribution 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)(4) and 24 C.F.R. § 570.489(j).

For any real property acquired in whole or in part with CDBG funds in excess of \$25,000.00, the Subrecipient must control the use of the property in accordance with its intended purpose and take diligent 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 meets one of the HUD national objectives. If the Subrecipient changes the use of the property, the Subrecipient may either retain or dispose of the property and reimburse PRDOH the amount of the current fair market value of the property.

Further details on property management and disposition can be found in the Cross-Cutting Guidelines as a Property Management and Disposition Policy, available in English and Spanish on the PRDOH website at <https://recuperacion.pr.gov/en/resources/policias/general-policias/> and <https://recuperacion.pr.gov/recursos/politicas/politicas-generales/>.

VII. PAYMENT

A. Amount

This SRA is based on the reimbursement of funds to the Subrecipient expended on approved CDBG-DR/MIT items. Funding is contingent on a CDBG-DR/MIT award to PRDOH or a Grant Agreement between the Government of Puerto Rico or the PRDOH, and HUD, and PRDOH's receipt of CDBG-DR/MIT funds. It is expressly agreed and understood that the total funding amount to be paid by the PRDOH to the Subrecipient under this SRA shall not exceed the amount specified in **Exhibit D** (Budget). Such payment shall be compensated for all allowable services required, performed and accepted under this SRA. However, PRDOH reserves the right to reduce the funding amount if CDBG-DR/MIT funding is not provided under the Grant Agreement at the currently anticipated levels and/or if the actual costs for the approved activities are less than those set forth in **Exhibit D** (Budget).

Any additional funds to complete the services requested by the PRDOH to the Subrecipient shall be subject to funds availability and shall require an amendment to this SRA.

B. Requests for Reimbursement

The Subrecipient shall submit to PRDOH requests for reimbursements (“**Request for Reimbursement**”) of activities under this SRA and consistent with the approved **Exhibit D** (Budget) and **Exhibit A** (Scope of Work) on a monthly basis. Each Request for Reimbursement shall be broken down into requested reimbursements against the Budget line items specified in **Exhibit D** (Budget).

The Subrecipient shall submit Requests for Reimbursements to the PRDOH, on the form and with the content specified and required by the PRDOH. The Requests for Reimbursements must be submitted with all supporting invoices, bills, timesheets, monthly reports, and any other document necessary to justify the payment, or any other supporting document requested by PRDOH. The Request for Reimbursement must also be accompanied by documentation from the Subrecipient demonstrating that all procurements for which payment is requested have been made in accordance with this SRA.

If PRDOH determines that the submitted Request for Reimbursement and supporting documents are acceptable, then the invoice shall be approved for payment. An authorized representative of the PRDOH shall review each Request for Reimbursement and, if adequate, shall approve and process its payment. Payments to the Subrecipient shall be made by check or electronic funds transfer (**EFT**). PRDOH reserves the right to conduct any audit it deems necessary.

In order for the Subrecipient to receive payment for any work performed hereunder, the following certification must be included in each Request for Reimbursement submitted to the PRDOH:

“Under penalty of absolute nullity, I hereby certify that no public servant of the government entity is a party to or has an interest of any kind in the profits or benefits to be obtained under the contract which is the basis of this invoice, and should he be a party to, or have an interest in, the profits or benefits to be obtained under the contract, a waiver has been previously issued. The only consideration to provide the contracted goods or services under the contract is the payment agreed upon with the authorized representative of the government entity. The amount that appears in the invoice is fair and correct. The work has been performed, the goods have been delivered, and the services have been rendered, and no payment has been received therefor.”

The PRDOH shall pay to the Subrecipient CDBG-DR/MIT funds available under this SRA [See **Exhibit E** (Funds Certification)] based upon information submitted by the Subrecipient for allowable costs permitted under this SRA and consistent with the approved Budget. Payments shall be made for eligible and allowed expenses actually incurred by the Subrecipient, and not to exceed actual cash requirements. PRDOH reserves the right to adjust payments in accordance with program income balances available in Subrecipient accounts.

All Subrecipient invoicing and payments will be managed through PRDOH’s Financial Management Systems, to ensure effective fully compliant cost principles and use of

cy
CYP

funds, maximizing operational and financial performance, minimizing risk, and providing optimal service.

For detailed requirements, refer to the PRDOH Financial Policy available in English and Spanish at CDBG-DR/MIT Website: <https://recuperacion.pr.gov/en/resources/policies/general-policies/> and <https://recuperacion.pr.gov/recursos/politicas/politicas-generales/>.

VIII. NOTICES

All notices, requests, approvals, and consents of any kind made pursuant to this SRA shall be in writing and shall be deemed to be effective as of the date sent by certified mail, return receipt requested, or email. All notices and other written communications under this SRA shall be addressed to the individuals in the capacities indicated below, unless otherwise modified by subsequent written notice. Communication and details concerning this SRA shall be directed to the following contract representatives:

CDBG-DR/MIT Grantee: Ciary Y. Pérez Peña
Secretary
Puerto Rico Department of Housing
606 Barbosa Avenue
Juan C. Cordero Building
Río Piedras, Puerto Rico 00918

Subrecipient: María G. Rodríguez-Collazo
Director of Housing Programs
PATHSTONE CORPORATION
2188 Ponce Bypass Industrial Reparada,
Ponce PR 00716-0315
mrodriguez-collazo@pathstone.org

IX. AMENDMENT AND TERMINATION

A. Amendments

This SRA may be amended provided that such amendments make specific reference to this SRA, comply with programmatic policies, procedures, and guidelines, are executed in writing and signed by a duly authorized representative of each party, and approved by PRDOH. Such amendments shall not invalidate this SRA, nor relieve or release the Parties from their obligations under this SRA. Unless specified, such amendments are not intended to affect, nor will they constitute an extinctive novation of the obligations of the Parties under the SRA and amendment.

This SRA may be amended by the Parties hereto, for the purpose of including any other CDBG-DR/MIT funded program included in the HUD-approved Hurricanes Irma and María current Action Plan.

The PRDOH may, at its discretion, amend this SRA to conform with federal, state or local governmental guidelines, policies and available funding amounts, or for other reasons. If such amendments result in a change in the funding, the scope of services, or the schedule of the activities to be undertaken as part of this SRA, such

modifications shall be incorporated only by a written amendment signed by both the PRDOH and the Subrecipient.

However, PRDOH reserves the right to notify the Subrecipient in writing, email or any other electronic method, of any applicable policies, procedures, regulations, requirements, guidelines, or change in law, whether existing or to be established, as well as changes and/or amendments thereof, and the notified policies, procedures, regulations, requirements, guidelines and laws shall be deemed incorporated by reference to this SRA without the need of executing a separate written and signed amendment.

B. Suspension or Termination

1. Termination for Cause

The PRDOH may terminate this SRA, in whole or in part, upon **thirty (30) days'** notice, whenever it determines that the Subrecipient has failed to comply with any term, condition, requirement, or provision of this SRA. Failure to comply, includes (but is not limited to) the following:

- a. Failure to attend mandatory technical assistance and/or training, or comply with any of the rules, regulations, or provisions referred to herein, or such statutes, regulations, executive orders, HUD guidelines, PRDOH's Program Guidelines, as applicable, and policies or directives as may become applicable at any time;
- b. Failure, for any reason, of the Subrecipient to fulfill in a timely and proper manner its obligations under this SRA;
- c. Ineffective or improper use of funds provided under this SRA; or,
- d. Submission of reports by the Subrecipient to the PRDOH that are incorrect or incomplete in any material respect.

The Subrecipient shall have up to **thirty (30) days** to resolve the issues listed above to the satisfaction of PRDOH.

2. Termination for Convenience of the PRDOH

The PRDOH may terminate this SRA at any time by notice in writing from the PRDOH to the Subrecipient. If the SRA is terminated by the PRDOH as provided herein, the Subrecipient shall be paid the total compensation as the allowable work or services actually performed up until the date of termination. Any compensation under this paragraph must be for documented costs that are CDBG-DR/MIT eligible, allowable, allocable, and reasonable in accordance with Uniform Administrative Requirements.

This SRA may also be terminated in whole or in part by either the PRDOH or the Subrecipient, or based upon the SRA by both the PRDOH and the Subrecipient in accordance with the requirements in 2 C.F.R. Part 200, subpart D.

3. Notification and Recoupment of Costs Incurred Prior to Termination

The PRDOH shall promptly notify the Subrecipient, in writing, of its determination and the reasons for the termination together with the date on which the termination shall

take effect and any other notifications required under 2 C.F.R. Part 200, subpart D. Upon termination, the PRDOH retains the right to recover any improper expenditures from the Subrecipient and the Subrecipient shall return to the PRDOH any improper expenditures no later than **thirty (30) days** after the date of termination. In the case of a Termination for Convenience only, the PRDOH may, at its sole discretion, allow the Subrecipient to retain or be reimbursed for costs reasonably incurred prior to termination, that were not made in anticipation of termination and cannot be canceled provided that said costs meet the provisions of this SRA, 2 C.F.R. Part 200, subpart E, Cost Principles, and any other applicable state or Federal statutes, regulations or requirements.

4. Unilateral Termination

The PRDOH may terminate this SRA, in whole or in part, at PRDOH's sole discretion, with or without cause, at any time. The PRDOH will terminate this SRA by delivering to the Subrecipient a **thirty (30) day** notice of termination specifying the extent to which the performance of the work under this SRA is terminated, and the effective date of termination. Upon receipt of such notice, the Subrecipient shall immediately discontinue all services affected and deliver to the PRDOH all information, studies and other materials property of the PRDOH. If the Subrecipient does not deliver to the PRDOH all information, studies, and other materials property of the PRDOH within the established timeframe, and the PRDOH invests any additional funds to reproduce the information, studies, and other materials not provided by the Subrecipient upon termination, then the PRDOH will disallow from payments to the Subrecipient under this SRA the funds expended for the PRDOH to reproduce such information, studies, and other materials. In the event of a termination by Notice, the PRDOH shall be liable only for payment of services rendered up to and including the effective date of termination.

5. Suspension

The PRDOH may suspend this SRA in whole or in part at any time for the PRDOH's convenience. The PRDOH shall give the Subrecipient **five (5) days** written notice of such suspension. Upon receipt of said notice, the Subrecipient shall immediately discontinue all Services affected.

6. Immediate Termination

In the event the Subrecipient is subjected to a criminal or civil action, suit, proceeding, inquiry or court of the applicable jurisdiction, or any governmental agency, or the Subrecipient shall be subject to an order, judgment, or opinion, issued by any federal or local authority, a court of the applicable jurisdiction, or any governmental agency, in connection with the execution, delivery, and performance by the Subrecipient of this SRA or the Subrecipient has been non-compliant, in breach, inaccurate in any representation, warranties, covenants, or the certifications provided herein, whether the noncompliance, breach or inaccuracy takes place before or after the execution of this SRA, the PRDOH shall have the right to the immediate termination of this SRA notwithstanding, any provisions to the contrary herein. This section will apply in the event of any judgment that may obligate the PRDOH to terminate the SRA pursuant to Act No. 2 of January 4, 2018, as amended, 3 LPRA § 1881 *et seq.*, known as the "Anti-

ay
CYP

Corruption Code for the New Puerto Rico". The Subrecipient has a continuous obligation to report to PRDOH any proceedings which apply to the Subrecipient under this paragraph.

In the event that the grant of funds by HUD under any allocations of the CDBG-DR/MIT may be suspended, withdrawn or canceled, this SRA will be immediately terminated.

7. Period of Transition.

Upon termination of this SRA, and for **ninety (90) consecutive calendar days** thereafter (the **Transition Period**), Subrecipient agrees to make himself available to assist the PRDOH with the transition of services assigned to the Subrecipient by the PRDOH. The subrecipient shall provide to the PRDOH the assistance reasonably requested to facilitate the orderly transfer of responsibility for the performance of the Services to the PRDOH or a third party designated by the PRDOH. PRDOH reserves the right to provide for the execution of a Transition Services Agreement for the Transition Period. In such instance, the Subrecipient will be paid at a reasonable, agreed upon, hourly rate for any work performed for the PRDOH during the Transition Period. Moreover, during that Transition Period, all finished or unfinished records (files, data, work product) connected with this SRA will be turned over to PRDOH.

8. Availability of Funds

This SRA is contingent upon the availability of funds from HUD. It is expressly understood and agreed that the obligation to proceed under this SRA is conditioned upon the receipt of Federal funds. If the funds anticipated for the continuing fulfillment of the SRA are, at any time, not forthcoming or insufficient, either through the failure of the Federal government to provide funds or the discontinuance or material alteration of the Program under which funds were provided, or if funds are not otherwise available to PRDOH, the PRDOH has the right upon **ten (10) working days** written notice to the Subrecipient, to terminate this SRA without damage, penalty, cost or expenses to PRDOH of any kind whatsoever. The effective date of termination shall be as specified in the notice of termination.

X. COMPLIANCE WITH FEDERAL STATUTES, REGULATIONS AND THE TERMS AND CONDITIONS OF THE FEDERAL AWARD AND ADDITIONAL PRDOH REQUIREMENTS

The "HUD General Provisions and Other Federal Statutes, Regulations, and PRDOH Requirements", which are attached to, and made an integral part of this SRA as **Exhibit F**, set forth certain requirements imposed by HUD with respect to the PRDOH's Federal award or CDBG-DR/MIT Grant.

The Subrecipient agrees to carry out its obligations under this SRA in compliance with all the requirements described in **Exhibit F**.

Moreover, **Exhibit H** (Non-Conflict of Interest Certification), attached herein and made an integral part of this SRA, outlines several situations that may reasonably be considered as conflicts of interest. The Subrecipient shall disclose and certify that, to the best of its knowledge, none of the situations exist or may exist at the date of the execution of the SRA. The aforementioned certification aids PRDOH, in its role as

grantee, to identify, evaluate, disclose and manage apparent, potential, or actual conflicts of interest related to CDBG-DR/MIT funded projects, activities, and/or operations.

XI. INSURANCE & BONDING

29
C4PP
The Subrecipient shall carry sufficient insurance coverage and bonding from insurers licensed to conduct business in the Government of Puerto Rico to protect all contract assets from loss due to any cause, including but not limited to theft, fraud, and/or physical damage. The aforementioned insurance coverage shall be provided by the Subrecipient, via Commercial General Liability (CGL) insurance policy, during the life of the SRA. The Government of Puerto Rico, the PRDOH and HUD shall be named as additional insurers on all such insurance. The Subrecipient shall meet all other insurance requirements as the PRDOH may impose from time to time. In addition, all insurance carriers and bonding companies shall meet minimum size and financial stability/financial rating requirements as may be imposed by the PRDOH from time to time. Certificates of insurance shall be provided to the PRDOH and full and complete copies of the policies and/or bonds shall be provided to the PRDOH upon its request for same.

Notwithstanding the above, for construction or facility improvement performed by the subcontractors or third parties, the Subrecipient shall ensure that the subcontractors or third parties, at a minimum, comply with the bonding requirements at 2 C.F.R. Part 200, subpart D.

Moreover, in accordance with 2 C.F.R. § 200.310, the Subrecipient 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.

XII. CDBG-DR/MIT POLICIES AND PROCEDURES

In addition to what is established in this SRA, the Subrecipient shall comply with all CDBG-DR/MIT program-specific and general policies and procedures, which may include but are not limited to, the Subrecipient Management Policy, OS&H Guideline, MWBE Policy, URA & ADP Guidelines, Cross Cutting Guidelines, AFWAM Policy, Section 3 Policy, Personally Identifiable Information, Confidentiality, Language Access Plan, and Nondisclosure Policy and Conflict of Interest and Standards of Conduct Policy, as found in the CDBG-DR/MIT Website (<https://recuperacion.pr.gov/en/resources/policies/>), which are herein included and made an integral part of this SRA, as they may be updated from time to time, Procurement policies and procedures in accordance with the Procurement Manual for the CDBG-DR, CDBG-MIT, and CDBG State Programs Regulation No. 9506 (effective on October 25, 2023), and reporting requirements as established by the PRDOH.

XIII. SYSTEM FOR AWARD MANAGEMENT (SAM) REGISTRATION

The Subrecipient must be registered in the System for Award Management (**SAM**) and shall maintain its registration active during the performance of the SRA and through

final payment. The Subrecipient is responsible during performance and through final payment for the accuracy and completeness of the data within SAM. Failure to maintain registration in SAM can impact obligations and payments under this SRA.

XIV. FORCE MAJEURE

In the event of a fire, flood, earthquake, natural disaster, hurricane, riot, act of governmental authority in its sovereign capacity, pandemic officially declared by the Government of Puerto Rico, strike, labor dispute or unrest, embargo, war, insurrection or civil unrest, any Force Majeure including inclement weather, herein collectively referred to as Force Majeure during the term of this SRA, neither the PRDOH nor the Contractor or Subrecipient shall be liable to the other party for nonperformance during the conditions created by such event. The party claiming Force Majeure shall exercise due diligence to prevent, eliminate, or overcome such Force Majeure event where it is possible to do so and shall resume performance at the earliest possible date.

The Contractor or Subrecipient shall notify the PRDOH in writing as soon as possible, but in any event within ten (10) business days of the occurrence of the Force Majeure event and describe in reasonable detail the nature of the Force Majeure event, how the non-performance or delay relates to or arises from the Force Majeure event, its anticipated duration and any action taken to minimize its effect. The Contractor or Subrecipient may be entitled to reasonable adjustments in the schedule, among other measures, in the foregoing circumstances. If non-performance continues for more than thirty (30) days, without reasonable justification, the PRDOH may terminate this SRA immediately upon written notification to the Contractor or Subrecipient.

XV. INDEPENDENT CONTRACTOR

Nothing contained in this SRA is intended to, or shall be construed in any manner, as creating or establishing the relationship of employer/employee between the Parties. The Subrecipient shall at all times remain an "independent contractor" with respect to the efforts to be performed under this SRA. The PRDOH shall be exempt from payment of all Unemployment Compensation, FICA, retirement, life and/or medical insurance and Workers' Compensation Insurance, as the Subrecipient is an independent entity.

XVI. ASSIGNMENT OF RIGHTS

The Subrecipient shall not assign or transfer any interest in this SRA without the prior written consent of the PRDOH.

XVII. SEVERABILITY

If any provision of this SRA is held invalid, the remainder of the SRA shall not be affected thereby, and all other parts of this SRA shall nevertheless be in full force and effect.

XVIII. SECTION HEADINGS AND SUBHEADINGS

The section headings and subheadings contained in this SRA are included for convenience only and shall not limit or otherwise affect the terms of this SRA, and shall not be used to explain, modify, simplify, or aid in the interpretation of the provisions of this SRA.

XIX. CONSOLIDATIONS, MERGERS, CHANGE OF NAME, OR DISSOLUTIONS

A. Consolidation or Merger

29
CYP

In the event that the signing party (e.g., Subrecipient, Contractor, or Subcontractor) of the Agreement with the PRDOH moves for consolidation or merger with another entity (private or public), by its discretion or otherwise, written notice of such decision or event shall be delivered to the PRDOH Legal Division at contractscdbgdr@vivienda.pr.gov **at least fifteen (15) days** prior to the effective date of the consolidation or merger. The notice shall include, but not limited to, a description of: the expected effective date of the consolidation or merger; the name of each of the constituent entities moving to consolidate or merge into the single resulting or surviving entity; the proposed name of the resulting entity (in case of a consolidation) or the name of the surviving entity (in case of a merger) if necessary; reference to the projected capacity of the resulting or surviving entity to comply with the terms, conditions, obligations, tasks, services, and performance goals or requirements included in the Agreement as well as its Exhibits or Attachments; and a brief summary of the proposed plan to achieve the transition of duties (Scope of Work or Scope of Services), tasks, and performance goals or requirements to the resulting or surviving entity.

Upon the consolidation or the merger becoming effective and supporting evidence of such event is notified to PRDOH, execution of an Amendment to the Agreement may follow. The Amendment would include, but not limited to, modifications to the clauses that refer to the identity, personal circumstances, address, and any other information related to the signing party deemed relevant by PRDOH for the execution of the Amendment. **No amendment to the Agreement will be necessary if the Subrecipient, Contractor, or Subcontractor becomes the surviving entity following a merger.**

Failure to comply with any of the before-mentioned conditions may result in the activation of the termination clauses provided in the Agreement.

B. Change of Name

In the event that the signing party (e.g., Subrecipient, Contractor, or Subcontractor) of the Agreement with the PRDOH initiates a change of name process, written notice of such decision or event shall be delivered to the PRDOH Legal Division at contractscdbgdr@vivienda.pr.gov **at least fifteen (15) days** prior to the effective date of such event. The notice shall include, but not limited to, a description of: the expected effective date of the change of name; the proposed name; notify about inform of any change of address; and reference of any change in the capacity of the entity to comply with the terms, conditions, obligations, tasks, services, and performance goals or requirements included in the Agreement, as well as its Exhibits or Attachments.

Upon the change of name becoming effective and supporting evidence of such event is notified to PRDOH, execution of an Amendment to the Agreement may follow. The Amendment would include, but not limited to, modifications to the clauses that refer

to the identity, personal circumstances, address, and any other information related to the signing party deemed relevant by PRDOH for the execution of the Amendment.

Failure to comply with any of the before-mentioned conditions may result in the activation of the termination clauses provided in the Agreement.

C. Dissolution

In the event that the signing party (e.g., Subrecipient, Contractor, or Subcontractor) of the Agreement with the PRDOH moves for dissolution of the entity, written notice of such decision or event shall be delivered to the PRDOH Legal Division at contractscdbgdr@vivienda.pr.gov **at least fifteen (15) days** prior to the effective date of such event. The notice shall include, but not limited to, a description of the expected effective date of the dissolution; and contact information of one or more of its directors, officials, or agents. Upon dissolution becoming effective and supporting evidence of such event is notified to PRDOH, termination of the Agreement will follow. Consequently, the signing party acknowledges and agrees to provide to the PRDOH, after termination of the Agreement, the assistance reasonably requested to facilitate the orderly transfer of responsibility for the performance of the tasks or services to the PRDOH or a third party designated by the PRDOH. Moreover, all finished or unfinished records (files, data, work product) connected with this Agreement will be turned over to PRDOH following the Agreement termination.

XX. NON-WAIVER

The PRDOH's failure to act with respect to a breach by the Subrecipient does not waive its right to act with respect to subsequent or similar breaches. The failure of the PRDOH to exercise or enforce any right or provision shall not constitute a waiver of such right or provision.

XXI. BANKRUPTCY

In the event that the Subrecipient files for bankruptcy protection, the Government of Puerto Rico and PRDOH may deem this SRA null and void and terminate this SRA without notice.

XXII. GOVERNING LAW: JURISDICTION

This SRA shall be governed by, interpreted, and enforced in accordance with the laws of the Government of Puerto Rico and any applicable federal laws and regulations. The Parties further agree to assert any claims or causes of action that may arise out of this SRA in the Puerto Rico Court of First Instance, San Juan Part.

XXIII. COMPLIANCE WITH THE LAW

It is the intention and understanding of the Parties hereto that each and every provision of law required to be inserted in this SRA should be and is inserted herein. Furthermore, it is hereby stipulated that every such provision is deemed to be inserted and if, through mistake or otherwise, any such provision is not inserted herein or is not inserted in the correct form, then this SRA shall forthwith, upon the application of any Party, be amended by such insertion so as to comply strictly with the law and without prejudice to the rights of any Party.

XXIV. SUBROGATION

29
CYP

The Subrecipient acknowledges that funds provided through this SRA are Federal funds administered by HUD under the CDBG-DR/MIT Program and that all funds provided by this SRA are subject to audit, disallowance, and repayment. Any disagreement with adverse findings may be challenged and subject to Federal regulation, however, the Subrecipient shall promptly return any and all funds to the PRDOH, which are found to be ineligible, unallowable, unreasonable, a duplication of benefits, or non-compensable, no matter the cause. This clause shall survive indefinitely the termination of this SRA for any reason in accordance with **Exhibit G** (Subrogation and Assignment Provisions).

XXV. COMPTROLLER REGISTRY

The PRDOH shall remit a copy of this SRA to the Office of the Comptroller for registration within **fifteen (15) days** following the date of execution of this SRA and any subsequent amendment thereto. The services object of this SRA may not be invoiced or paid until this SRA has been registered by the PRDOH at the Comptroller's Office, pursuant to Act No. 18 of October 30, 1975, as amended by Act No. 127 of May 31, 2004.

XXVI. ENTIRE AGREEMENT

This SRA constitutes the entire agreement among the Parties for the use of funds received under this SRA and it supersedes all prior or contemporaneous communications and proposals, whether electronic, oral, or written among the Parties with respect to this SRA.

XXVII. FEDERAL FUNDING

The fulfillment of this SRA is based on funds being made available to the PRDOH as the lead administrative agency for Mitigation. All expenditures under this SRA must be made in accordance with this SRA, the policies and procedures promulgated under the CDBG-DR/MIT Program, and any other applicable laws. Further, Subrecipient acknowledges that all funds are subject to recapture and repayment for non-compliance.

XXVIII. RECAPTURE OF FUNDS

PRDOH may recapture payments it makes to Subrecipient that: (i) exceed the maximum allowable rates; (ii) are not allowed under applicable laws, rules, or regulations; or (iii) are otherwise inconsistent with this Agreement, including any unapproved expenditures. Subrecipient must refund such recaptured payments within the term specified by PRDOH via notification, as per CDBG-DR/MIT Program Recapture of Funds Policy which may be found at <https://recuperacion.pr.gov/en/download/recapture-of-funds-policy/> for the English version; or <https://recuperacion.pr.gov/download/politica-de-recaptura-de-fondos/> for the Spanish version.

XXIX. OVERPAYMENT

Subrecipient shall be liable to the PRDOH for any costs disallowed pursuant to financial and/or compliance audit(s) of funds received under this SRA. Subrecipient shall

reimburse such disallowed costs from funds other than those Subrecipient received under this SRA.

XXX. COUNTERPARTS

This SRA may be executed in any number of counterparts, each of which shall be deemed to be an original, however, all of which together shall constitute one and the same instrument. If the SRA is not executed by the PRDOH within **thirty (30) days** of execution by the other party, this SRA shall be null and void.

XXXI. SURVIVAL OF TERMS AND CONDITIONS

The terms and conditions of this SRA related to the following subjects shall survive the termination or expiration of this SRA: interpretive provisions; consideration; warranties; general affirmations, federal assurances, federal and state certifications; CDBG-DR/MIT and state funding, recapture of CDBG-DR/MIT and/or state funds, overpayment of CDBG-DR/MIT and/or state funds; ownership and intellectual property, copyright; records retention methods and time requirements; inspection, monitoring and audit; confidentiality; public records; indemnification and liability; infringement of intellectual property rights; independent contractor relationship; compliance with laws; notices; choice of law and venue; severability; dispute resolution; consolidations, mergers, change of name, and dissolution. Terms and conditions that, explicitly or by their nature, evidence the Parties' intent that they should survive the termination or expiration of this SRA shall so survive.

XXXII. LIMITATIONS PENDING ENVIRONMENTAL CLEARANCE

The Subrecipient does not have a legal claim to any amount of CDBG funds to be used for the specific project or site until the environmental review process is satisfactorily completed. As such, the Subrecipient acknowledges that it has no legal claim to any amount of CDBG funds for any projects or site acquisition under this SRA, until the environmental review process is completed under PRDOH's satisfaction. The Subrecipient acknowledges that it will not begin any actions related to the project or site until the environmental review process is completed and has written acceptance and a **Notice to Proceed** from PRDOH.

XXXIII. COMPLIANCE WITH ADMINISTRATIVE ORDER NO. OA-HD-25-03 OF PRDOH

On April 28, 2025, PRDOH issued an Administrative Order No. OA-HD-25-03, to establish public policy regarding the use and management of electronic and digital signatures within PRDOH. Additionally, to recognize electronic and digital signatures in the course of PRDOH's operations.

In compliance with OA-HD-25-03, PRDOH validates the consent of the electronic signatories through the incorporation of the following clause:

The Parties agree that this document may be signed by electronic means. They further acknowledge that, if signed in this manner, the document shall retain its legal validity and effect with respect to enforceability, consent, applicability, and admissibility.

[SIGNATURES ON THE FOLLOWING PAGE]

IN WITNESS THEREOF, the Parties hereto execute this SRA in the place and on the date first above written.

**PUERTO RICO DEPARTMENT OF HOUSING
CDBG-DR/MIT Grantee**

By:  _____

Name: Ciary Y. Pérez Peña

Title: Secretary

**PATHSTONE CORPORATION
Subrecipient**

By:  _____

Name: María G. Rodríguez Collazo

Title: Director of Housing Programs



EXHIBIT A

SCOPE OF WORK

HOME REPAIR, RECONSTRUCTION, OR RELOCATION (R3)

SINGLE-FAMILY MITIGATION (SF-MIT)

HOMEBUYER ASSISTANCE MITIGATION (HBA-MIT)

PATHSTONE CORPORATION (PATHSTONE)

This document defines the tasks that the Subrecipient must perform to support the Puerto Rico Department of Housing (**PRDOH**) with the implementation of the Home Repair, Reconstruction, or Relocation (**R3**) Program, the Single-Family Mitigation (**SF-MIT**) Program, and the Homebuyer Assistance Mitigation Program (**HBA-MIT**) (jointly, the **Programs**) under the Community Development Block Grant – Disaster Recovery (**CDBG-DR**)¹ and the Community Development Block Grant – Mitigation (**CDBG-MIT**).

Descriptions of the Programs are included in the CDBG-DR and CDBG-MIT Action Plan approved by the US Department of Housing and Urban Development (**HUD**). A complete action plan copy is available at the [CDBG-DR/MIT website](#).

1. Programs Background and Description

Home Repair, Reconstruction, or Relocation (R3) Program

The R3 Program's national objective is to benefit LMI persons whose income is below the 80% Area Median Family Income (**AMFI**) according to the U.S. Department of Housing and Urban Development's (**HUD**) Modified Income Limits for Puerto Rico under the Community Development Block Grant- Disaster Recovery (**CDBG-DR**) Program.

The following objectives are provided for the implementation and administration of a successful CDBG-DR R3 Program, in keeping with HUD guidelines:

¹ CDBG-DR includes CDBG-DR Earthquakes and Storm Isaías, and CDBG-DR Hurricane Fiona.

- a) The **primary objective** of the R3 Program is to provide decent, safe, and sanitary/ housing in the disaster-impacted areas through the provision of activities designed to resolve unmet housing needs from hurricane impacts.
- b) A **second objective** is to ensure that the housing needs of very low, low-, and moderate-income households are assisted with housing recovery support within the communities being served.
- c) A **third objective** is to achieve complimentary benefits of community and neighborhood revitalization, promote resiliency, and nurture in-fill opportunities.

Single-Family Mitigation Program

The SF-MIT Program has been designed to prioritize mitigation solutions according to the housing structure conditions, location, and risk level for homeowners interested in repairs, rehabilitation, voluntary relocation, or elevation as means to reduce the risk of loss of life and property. This Program offers individual flood and landslide-threatened homeowners with the option to investigate the feasibility of elevation of their home, the feasibility of reinforcing the property foundation, or the alternative option for voluntary relocation. The SF-MIT Program also includes the installation of solar and water resilience systems as part of mitigation activities. The Program may offer assistance through:

- a) Repair and Hardening:** Rehabilitation, reconstruction, or new construction activities may be considered as the first mitigation option to be conducted to support resilient housing by including, but not being limited to, activities such as: flood proofing, wind proofing, earthquake retrofitting, and landslide proofing.
- b) Elevation:** PRDOH will apply elevation standards for single family housing structures located in the advisory 100-year (or one percent (1%) annual chance) floodplain. Therefore, homes reconstructed in a floodplain will have their lowest floor elevated to at least two (2) feet above the base flood

elevation (**BFE**). Elevation assistance will be contingent upon a feasibility analysis to consider evaluation routes, costs, feasibility of elevation to two (2) feet over BFE, and space constraints.

- a
C4PP
- c) Relocation:** PRDOH will acquire the damaged property, coupled with relocation options for the household in the form of a housing voucher which allows the applicant beneficiary to select a home outside of a high-risk area. Relocation options may include existing housing units. Units may also be bank-foreclosed properties, a market-listed unit, or a home in a condominium or coop. Existing homes must be located in Puerto Rico and pass applicable environmental clearance and permit requirements. Another relocation option may include a new housing development built by PRDOH in low-risk areas and with best practices for mixed-income residential developments.

Homebuyer Assistance Mitigation Program

The Homebuyer Assistance Mitigation (HBA-MIT) by addressing mitigation-specific risks, ensuring access to safe, resilient housing outside high-risk areas, for LMI households and members of the Critical Recovery Workforce (**CRW**). In doing so, the Program seeks to strengthen family stability and community cohesion.

The HBA-MIT Program supports the *Food, Water, and Sheltering* lifeline and the *Safety and Security* secondary lifeline by providing housing assistance to address the unmet mitigation needs of LMI and Urgent Need (**UN**) households, as well as CRW individuals seeking to purchase a safe, secure, and sanitary primary residence outside of high-risk areas.

Through this Program, financial assistance is made available to eligible families to mitigate risks from flooding events and hurricane wind forces, thereby providing access to resilient housing options for LMI and CRW populations in safe and resilient locations outside high-risk areas. By targeting mitigation resources where they are

most needed, through this Program, PRDOH is strengthening the long-term resilience of the island's most vulnerable sectors.

Applicants who accept a CDBG-MIT award under the HBA-MIT Program must commit to owning and occupying the Program-assisted home as their primary residence for a minimum of **five (5) years**. This obligation will be secured through a lien on the property and a Second Direct Mortgage and Imposition of Restrictive Conditions, reflecting the amount of CDBG-MIT funds awarded, ensuring compliance with the Program's affordability requirements during the **five (5) year** affordability period.²

2. National Objective

The services under this Scope of Work are classified under the LMI Housing (**LMH**), LMI Housing Incentives (**LMHI**), UN, and Urgent Need Mitigation (**UNM**) National Objective. The R3 and SF-MIT, will benefit low- to moderate-income households with AMFI below eighty percent (80%) according to HUD income limits for Puerto Rico. The HBA-MIT Program will benefit low- to moderate-income households with AMFI below eighty percent (80%) and incomes at the one-hundred and twenty percent (120%), according to HUD income limits for Puerto Rico.

3. Tasks

PRDOH will provide funding to the Subrecipient to complete the following tasks:

R3 & SF-MIT PROGRAMS

Task 01: Customer Service Support

Activity. The Subrecipient shall provide support to R3 and SF-MIT applicants – before, during, and after the Programs' assistance – to help provide, to the extent possible, an easy and enjoyable experience with the Programs. Support will be

² For consistency between CDBG-DR and CDBG-MIT grant allocations, PRDOH adopts the CDBG-DR affordability period requirements at Federal Register Vol. 83, No. 157 (August 14, 2018), 83 FR 40314.

provided at all stages of the Programs' application process (e.g. outreach, intake, eligibility review, assessment, installation/construction, inspection, relocation, etc.). PRDOH will provide access to the Programs' and applications' files for the Subrecipient to provide the required support.

As part of the customer service support activities the Subrecipient shall:

- Provide staff that are trained and knowledgeable of the Programs' policies, procedures, eligibility criteria, awards/benefits, and conditions for assistance. Staff must be good listeners, clear communicators, be able to empathize with applicants, and use positive language. Staff must have the capacity to provide the services under this SRA in the manner and quality prescribed herein.
- Orient citizens/applicants on Programs' eligibility criteria, benefits, and conditions for assistance. Provide information on the Programs' intent, participation requirements, and timing of application processes. Answer general and specific questions from citizens/applicants about the Programs.
- Develop and maintain open communication channels (via chat, phone, email, etc.) with citizens/applicants. Engage in conversation with citizens/applicants. Serve as liaison between citizens/applicants and Programs. Provide technical assistance and facilitate communication between citizens/applicants and Programs. Aid the applicant in getting assistance from Programs' staff if needed.
- Coordinate and provide support that is timely, effective, efficient, equitable, and applicant-centered. Help citizens/applicants be successful in the application and award implementation processes. Help citizens/applicants make informed decisions by acting as their advocate in the application and award implementation processes. Go the extra mile and interact with citizens/applicants to keep track of their status in the application or award implementation processes. Provide aid to citizens at their homes.

q
C4PP

- 2
C4PP
- Hear complaints from citizens/applicants, assist in the mitigation of complaints, and refer complaints to the Programs for handling and resolution.
 - Develop effective working relationships and cooperate with Programs' teams throughout the application and award implementation processes.
 - Collect and analyze citizen/applicant feedback and report on it to the Programs to ensure a satisfactory customer service experience.
 - Deliver HUD-approved services to the Program applicants that request assistance from the Subrecipient. Counselors will explain the options available for applicants receiving housing counseling services and determine individual housing needs. This task shall include the following:
 - Schedule initial consultation with applicants upon successful completion of intake for counseling services.
 - Identify the needs of applicants and recommend housing counseling services in initial meetings.
 - Assist applicants in scheduling housing counseling services.
 - Maintain contact with applicants throughout participation in the program.
 - Track number of applicants that receive housing counseling services, the number of times each course was provided and the total number of applicants that completed housing counseling services.
 - Provide tools and serve as liaison between participant and PRDOH to streamline processes and achieve program goals.
 - Receive referrals from Program Managers (**PM**) and provide housing and financial counseling services to referred participants.
 - Assist participants in the relocation process, with tasks such as: Support in the search for eligible and available properties for relocation; Coordinate with PMs

processes related to identifying relocation properties; Referrals to real estate agents to facilitate the property identification process; among other tasks.

- Support and assistance for participant referrals to other agencies and/or organizations as needed.
- Establish effective communication channels with PMs, and other program-related decision makers, to channel complaints, concerns or other participant requests to the appropriate PMs.
- Offer workshops on post-purchase, home maintenance, healthy home finances, disaster preparedness, and home search processes to participants.
- Assist in finding temporary housing for participants who are undergoing reconstruction and/or rehabilitation.
- Facilitate follow-up methods for cases with claims, reconsiderations and/or requests to PRDOH Legal Division.

Task 02: Training

Activity. The Subrecipient will be responsible for participating in mandatory training sessions as directed by the Program. The Program will determine which specific training topics, from the list below, are applicable based on program requirements, compliance obligations, and operational needs. The Program reserves the right to add, modify, or remove training requirements at its discretion.

- Program Overview & Design
- Outreach and Intake Process
- Eligibility Review Process
- Property Risk Assessment and Initial Project Intent Process
- Pre-Construction, Award, and Moveout Process
- Construction Process
- Move-in Process

ay
CAPP

- Relocation Voucher and Property Search Process
- Relocation Closing Process
- Others, as requested by PRDOH

Task 03: Reporting

Activity. The Subrecipient will be responsible to submit monthly reports to the PRDOH to inform status of tasks and work progress, of the Agreement between the parties. Each report must be prepared in compliance with PRDOH's reporting requirements.

Task 04: Invoicing

Activity. The Subrecipient will be responsible for submitting invoices for reimbursement of costs regarding internal staff or contracted services. Each invoice must be prepared in compliance with PRDOH's invoicing requirements. The PRDOH will not reimburse the Subrecipient for work performed by employees without authorization before performing work.

HBA-MIT PROGRAM

Task 01: Deliver services in the assigned area

Activity. The Subrecipient shall be responsible for offering HUD-approved homebuyer education at no cost to HBA-MIT eligible applicants. This task shall include the following:

- Serve the municipalities of Aguada, Aguadilla, Añasco, Cabo Rojo, Camuy, Guánica, Hatillo, Hormigueros, Isabela, Lajas, Lares, Las Marías, Maricao, Mayagüez, Moca, Quebradillas, Rincón, Sabana Grande, San Germán, San Sebastián, Utuado and Yauco³.

Task 02: Document metrics and standards

³ PRDOH reserves the right to update municipalities without the need to amend this SRA. Also, in the event, a participant request services in another municipality, the HBA-MIT Program will allow participants to select their preferred agency.

Activity. The Subrecipient shall implement the services to achieve anticipated outcomes via appropriate staffing and client communication. This task shall include the following:

- Establish and maintain staff to implement the services.
- Maintain accessible facilities for applicants that are clearly labeled, provide privacy, confidentiality and are open during normal business hours, offering weekend services when needed.
- Provide vital documents and information in alternative formats, as well as provide accessibility features or make alternate accommodations for persons with disabilities.
- Ensure housing counselors are fluent in the language of the applicant served.
- Ensure all documents provided to clients must be available in both English and Spanish.

Task 03: Provide Homebuyer Education Course⁴

Activity. The Subrecipient shall deliver HUD-approved services to eligible HBA-MIT applicants. These applicants must attend a Homebuyer Education Course, covering the responsibilities of homebuying. This task shall include the following:

- Establish initial consultation with assigned applicants.
- Schedule in collaboration with the applicant, the date, time and setting to provide the Homebuyer Education Course.
- Facilitate the Homebuyer Education Course to the applicant and upon completion of the course, the counseling agency will issue the applicant a Certificate of Completion.

⁴ Provide services in formal classes, with established curriculum and instructional goals; in a group or classroom setting, or other formats approved by PRDOH. Provide alternative settings or formats for the services for cases in which the agency and the client mutually agree on the need for an alternative setting or alternative format and cases in which the agency's facilities are not accessible.

ag
C4PP

Task 04: Timely Performance

Activity. The Subrecipient shall execute tasks in a timely manner complying with the appropriate guidelines. Once an applicant is deemed eligible to the HBA-MIT Program⁵, the HCA will receive the case assignment through the grant management system to:

- Establish initial contact with the Applicant within no more than **two (2) business days** after receiving the case assignment.
 - HCAs are responsible for **two (2) follow-up contacts** with the Applicant to maintain the application status as current. Follow-up contacts must be documented in the grant management system.
- If the Applicant fails to attend **two (2) scheduled consultations** without notifying the HCA, then their referral may be put on hold. HCAs must document the meetings not attended without notice in the grant management system. Schedule the course within no more than **twelve (12) business days** after the case is assigned.
- Provide the course and issue the applicant the Certificate of Completion within no more than **twenty-one (21) business days** from the case assignment.

In those cases where, for reasons beyond the control of the HCA, it is not possible to meet the established deadlines, the HCA must adequately document the circumstances that prevented compliance.

Applicant Closeout

Termination occurs or may occur under any of these conditions:

- The applicant meets their housing need or resolves the housing problem;

⁵ PRHFA or its authorized representative will determine eligibility for each submitted Program application. Eligibility determinations will be based upon the documentation submitted by the Applicant, verification of information by third-party sources, including federal databases, and applicable statutes, Codes of Federal Regulations, state and local codes, and Program Guidelines.

- The agency determines that further engagement will not meet the applicant's housing need or resolve the applicant's housing problem;
- The agency attempts to but is unable to, locate the applicant;
- The applicant does not follow the agreed-upon action plan;
- The applicant otherwise terminates HCA services; or
- The applicant fails to appear for HCA appointments.

HCA's must document termination of services within **ten (10) business days**.

Task 05: Maintain compliance

Activity. The Subrecipient shall track and monitor service progress, ensure appropriate structure and maintain federal compliance. This task shall include the following:

- Utilize the grant management system for the collection and reporting of applicant information including, but not limited to, financial and demographic data, course provided and outcomes.
- Provide information on how to ensure that participants seeking CDBG funded services will not be charged services, these must be free of charge to participants.
- Ensure compliance with the federal policy and procedural requirements.
- Recurrent failure to meet the timeframes described may result in penalties, ranging from the suspension of new case assignments to the termination of the agreement between PRDOH and the Housing Counseling Agency.

Task 06: Training

Activity. The Subrecipient will be responsible for participating in mandatory sessions of training as required by PRDOH.

ay
CAPP

Task 07: Reporting

Activity. The Subrecipient will be responsible to submit monthly reports to the PRDOH to inform status of tasks and work progress, of the Agreement between the parties. Each report must be prepared in compliance with PRDOH's reporting requirements.

Task 08: Invoicing

Activity. The Subrecipient will be responsible for submitting invoices for reimbursement of costs regarding internal staff or contracted services. Each invoice must be prepared in compliance with PRDOH's invoice requirements. The PRDOH will not reimburse the Subrecipient for work performed by employees without authorization before performing work.

END OF DOCUMENT

aj
CAPP

EXHIBIT B

TIMELINES AND PERFORMANCE GOALS

HOME REPAIR, RECONSTRUCTION, OR RELOCATION (R3)

SINGLE-FAMILY MITIGATION (SF-MIT)

HOMEBUYER ASSISTANCE MITIGATION (HBA-MIT)

PATHSTONE CORPORATION (PATHSTONE)

PROJECT OBJECTIVE:

The objective of the project is to improve PRDOH's customer service in the Single-Family Mitigation (**SF-MIT**), Homebuyer Assistance Mitigation (**HBA-MIT**) and Home Repair, Reconstruction, or Relocation (**R3**) Programs. Subrecipient will provide support to applicants - before, during, and after the Program's assistance - to help provide, to the extent possible, an easy and enjoyable experience.

Subrecipient must perform activities in compliance with Program Guidelines and Standard Operating Procedures (**SOPs**). Subrecipient must also maintain a record of detailed documentation of evaluations, findings, and decisions.

TERMS:

- **Deliverable** – The major objectives the Program wants to achieve.
- **Key Activity** – The activities necessary to carry out the Key Deliverables.
- **Indicator** – The quantitative method used to demonstrate that the Key Activities have been performed.
- **Source of Verification** – Documentation used to verify that the indicators have been met, and thus the key activities or tasks are in progress or completed. All sources of verification should be submitted to PRDOH for review and approval.
- **Target** – The minimum goal for each of the indicators.

- **Timeline** – The expected completion date or timeframe.

Key activities must be completed to PRDOH’s satisfaction. If required by PRDOH, Subrecipient must correct any deficiencies in the performance or delivery of the key activities.

PERFORMANCE INDICATORS & GOALS

A. R3 and SF-MIT

Key Activity	Indicator	Source of Verification	Target	Timeline
1.1 Submission of staff information	% of assigned staff submitted	List of personnel, with credentials, to be assigned to work under the SRA.	100% of assigned staff submitted	Within 20 days of SRA execution.
1.2 Development of Training Plan/ Strategy	# of Training Plan/ Strategy	Approved Training Plan/ Strategy	1 Training Plan/ Strategy	Within 45 days of SRA execution
1.3 Facilitation of Program related trainings	% of staff trained # of staff trained	Evidence of training to new staff included in monthly report	98% of staff trained	Monthly
1.3 Facilitation of Program related trainings	# of monthly activity reports	Submitted reports	1 activity report	Monthly, starting on month 2 and throughout the duration of the SRA

Subrecipient shall develop workplans, schedules, reports and/or any other document as may be requested by PRDOH or its Representative in connection with the above timelines and performance goals. The Subrecipient shall submit any of such documents for review and approval as requested by PRDOH within the specified timeframe provided for such request. PRDOH reserves the right to request any information to the Subrecipient as part of the Grantee responsibilities.

ag
CAPP

KEY ACTIVITY 1.1: SUBMISSION OF STAFF INFORMATION

Subrecipient must submit the information of staff to be assigned to work under the SRA. Submission of required information will be done through the GCP and shall include the following information:

- Name of assigned Staff
- Position

KEY ACTIVITY 1.2: DEVELOPMENT OF TRAINING STRATEGY

Subrecipient will participate in training sessions on the R3 and SF-MIT regarding Programs policies and procedures PRDOH within fifteen (15) days after signing the SRA or upon availability of the PRDOH, whichever is later. After PRDOH's initial training to the Subrecipient Staff, the Subrecipient will be responsible for developing and submitting a Training Plan that the Subrecipient will use for the provision of training to new staff. The plan must include:

- Content development approach
- Identified facilitators
- Frequency for the training's facilitation
- Impact evaluation

KEY ACTIVITY 1.3: FACILITATION OF PROGRAM RELATED TRAININGS

The subrecipient will ensure its Program staff participates in the training and will work with PRDOH ensure content is kept up to date and aligned with PRDOH Program policies and priorities. The Subrecipient will provide training on Program's policies and procedures to new staff on a recurring basis and will maintain ninety-eight percent (98%) of its workforce trained on the established content.

KEY ACTIVITY 1.4: PROGRAMS' CUSTOMER SERVICE SUPPORT ACTIVITIES

After signing the SRA the Subrecipient will provide customer service support to Programs as described in the SRA's Exhibit A (Scope of Work). The Subrecipient will

9
CAPP

perform the Customer Service Support activities described in the SRA's Exhibit A for so long as the SRA is in full force and effect.

As part of the support activities, the subrecipient will maintain track of the following metrics:

- # of citizens/ applicants oriented on Programs' eligibility criteria, benefits, and conditions for assistance.
- # of complaints from citizens/applicants,
 - # of complaints referred to the Programs for handling and resolution

In addition, the subrecipient must develop and maintain open communication channels (via chat, phone, email, etc.) with citizens/applicants. As well as collect and analyze citizen/applicant feedback and report on it to the Programs team. The monthly activity report should be submitted through the GCP alongside with data files that will allow PRDOH to conduct data analysis if needed.

B. HBA-MIT

Deliverable I: Offer Homebuyer Education Course to LMI and UN Families

Deliverable 1	Key Activity	Indicator	Source of Verification	Target	Timeline
Deliver homebuyer education courses to eligible LMI and UN households of the HBA-MIT Program	Homebuyer Education Course	# of referrals received	Grant Management System data - Eligibility Status (Eligible) and Eligibility Status Date	X applications	Monthly - until funds exhaustion or end of HBA-MIT Program
		# of courses provided	Certificate of Completion	X applications	

ay
CAPP

Deliverable Description: Deliver homebuyer education course to eligible LMI and UN households within the designated service area. These services aim to increase awareness of key housing issues, including predatory lending, fair lending practices, fair housing rights, and other essential homebuyer topics. All related data and documentation must be maintained in the Grant Management System and reported through the Grant Compliance Portal (**GCP**) in accordance with PRDOH requirements.

Key Activity 1.1: Homebuyer Education Course

The objective of this key activity is to offer HUD-approved homebuyer education services at no cost to HBA-MIT eligible applicants. These applicants must attend a Homebuyer Education Course, provided by a HUD-certified Housing Counseling Agency, covering the responsibilities of homebuying. Upon completion of the course, the counseling agency will issue the applicant a Certificate of Completion.

END OF DOCUMENT

ay
CAPP



EXHIBIT C

KEY PERSONNEL

HOME REPAIR, RECONSTRUCTION, OR RELOCATION (R3) SINGLE-FAMILY MITIGATION (SF-MIT) HOMEBUYER ASSISTANCE MITIGATION (HBA-MIT) PATHSTONE CORPORATION (PATHSTONE)

The following table shows the Key Personnel staffing plan for the Subrecipient that will be providing customer service support to the Home Repair, Reconstruction, or Relocation (R3) Program under the Community Development Block Grant – Disaster Recovery (CDBG-DR) and the Single-Family Mitigation (SF-MIT) Program and Homebuyer Assistance Mitigation (HBA-MIT) Program under the Community Development Block Grant – Mitigation (CDBG-MIT). This information represents a combination of existing employees or newly hired employees who will be working under the SRA.

I. Staff Positions Roles and Responsibilities

a. R3 and SF-MIT

Position [A]	Full Time Equivalent [B]	Roles and Responsibilities [C]
Customer Service Coordinator	[1]	<ul style="list-style-type: none"> ▪ Takes training on Programs' eligibility criteria, benefits, procedures, and conditions for assistance from PRDOH. ▪ Coordinates and provides training to Customer Service Representatives on Programs policies and procedures. ▪ Plans and assigns applications to Customer Service Representatives within the Subrecipient's team. ▪ Serves as technical assistant to Customer Service Representatives in Programs' policies and procedures.

ay
C4PP

Position	Full Time Equivalent	Roles and Responsibilities
[A]	[B]	[C]
Customer Service Representative	[2]	<ul style="list-style-type: none"> ▪ Oversees and monitors the customer service support activities of Customer Service Representatives within the Subrecipient's team. ▪ Participates in meetings with Programs' staff to coordinate and report on customer services support activities provided under the SRA. ▪ Collects and analyzes citizen/applicant feedback and reports on it to the Program. ▪ Prepares monthly status and progress report for the SRA. ▪ Other necessary tasks for the customer service support activities. <hr/> <ul style="list-style-type: none"> ▪ Takes training on Programs' eligibility criteria, benefits, procedures, and conditions for assistance. ▪ Orients citizens/applicants on Programs' eligibility criteria, benefits, procedures, and conditions for assistance. ▪ Answers general and specific questions from citizens/applicants about the Programs. ▪ Communicates with citizens/applicants and engages in conversation with them on Programs' related topics. ▪ Aids and facilitates communication between citizens/applicants and Programs' staff. ▪ Keeps track of the status of applications assigned and keeps the citizen/applicant informed of the status as well. ▪ Hears complaints from citizens/applicants, assists with mitigating them, and refers them to the Program.

aq
CAPP

Position [A]	Full Time Equivalent [B]	Roles and Responsibilities [C]
		<ul style="list-style-type: none"> ▪ Drives to properties to aid citizens/applicants with their application and award implementation processes. ▪ Provide housing counseling services to CEWRI-HH Program participants.

ag
CAPP

b. HBA MIT

Position [A]	Full Time Equivalent [B]	Roles and Responsibilities [C]
Director of Housing Program	1	Executive staff responsible for all Puerto Rico Housing Program operations and compliance. Provide strategic planning for all federal and state-funded programs.
HUD Certified Housing Counselor	2	Provides direct housing counseling services to eligible HBA-MIT Program applicants according to Exhibit A.
Program Intake Specialist	2	Provides initial orientation to eligible HBA-MIT Program applicants. Coordinates group sessions and workshops. Assists with accounting and record keeping, and compliance reporting.

II. Notes:

1. Staff position names in Column [A] are generic names assumed to designate roles to Subrecipient's staff. Therefore, the position names may not necessarily coincide with current positions within Subrecipient's roster of employees.
2. Subrecipient may use one (1) or more of its employees for each of the approved staff positions. Therefore, the maximum budget shall consider the summary of payroll costs for employees authorized for the position.

3. Subrecipient may recruit new employees to fill-in staff positions included in Column [A] that are not occupied at the start date of the SRA.
4. The Subrecipient shall require from each staff position daily time entry reports with a description of the work performed during the report period.
5. The Staff Position Full Time Equivalent in Column [B] shall be considered as the maximum quantity of FTEs (at 180 hours per month) that the Subrecipient may employ for the term of the SRA for each Subrecipient's staff position.
6. After the SRA is executed, the Subrecipient may request in writing an amendment to modify the maximum quantity of FTEs of staff for any of the positions.
7. The total authorized available budget for all Subrecipient's staff positions will be established in the Budget Exhibit of this SRA.

END OF DOCUMENT

aj
CAPP



EXHIBIT D

BUDGET

HOME REPAIR, RECONSTRUCTION, OR RELOCATION (R3)

SINGLE-FAMILY MITIGATION (SF-MIT)

HOMEBUYER ASSISTANCE MITIGATION (HBA-MIT)

PATHSTONE CORPORATION (PATHSTONE)

1. Total Allocation and Authorized Budget

- a. The Puerto Rico Department of Housing (**PRDOH**) designated to the Subrecipient a total amount of two hundred and forty thousand dollars (**\$240,000.00**) for the Home Repair, Reconstruction, or Relocation (**R3**), Single-Family Mitigation (**SF-MIT**), and Homebuyer Assistance Mitigation (**HBA-MIT**) Programs.

2. Distribution of Authorized Maximum Budget

- a. The maximum budget amount shall be distributed as follows:

- **R3 PROGRAM**

PROJECT ACTIVITY DELIVERY COSTS

PROJECT ACTIVITY DELIVERY COSTS		
Staffing	Charges for salaries and wages, including a compensation fringe benefit for personnel required to administer the services.	\$49,351.68
Other Operating	Operational costs will include travel	\$2,511.06
Indirect Cost Rate	Negotiated Indirect Cost	\$8,137.26
GRAND TOTAL		\$60,000.00

ay
C4PP

Subrecipient Agreement
 Between PRDOH and PATHSTONE CORPORATION
 For the Home Repair, Reconstruction, or Relocation Program (R3),
 Single-Family Housing Mitigation Program (SFM), and
 Homebuyer Assistance Mitigation Program (HBA-MIT) under CDBG-DR/MIT
 Exhibit D - Budget
 Page 2 / 5

STAFFING

Position	Qty. of Resources [A]	Estimated Hours per month per Resource [B]	Estimated Hourly Rate [C]	Estimated Monthly Cost [D=AxBxC]
Customer Service Coordinator	1	12	\$37.85	\$454.20
Customer Service Representative	2	26	\$30.81	\$1,602.12
Subtotal Cost for 2 Years (24 Months):				\$49,351.68

OTHER OPERATING

Item Name	Item Description	Budget
Travel	Transportation, lodging, and subsistence charged on per diem and/or mileage basis.	\$2,511.06
Total Expenses Budget:		\$2,511.06

INDIRECT COST RATE

Item Name	Item Description	Budget
Overhead	Negotiated Indirect Cost	\$8,137.26
Total Expenses Budget:		\$8,137.26

ag
CAPP

■ SF-MIT PROGRAM

PROJECT ACTIVITY DELIVERY COSTS

PROJECT ACTIVITY DELIVERY COSTS		
Staffing	Charges for salaries and wages, including a compensation fringe benefit for personnel required to administer the services.	\$69,928.80
Other Operating	Operational costs will include travel	\$2,565.27
Indirect Cost Rate	Negotiated Indirect Cost *Approved NICRA was capped to meet budgetary constraints	\$7,505.93
GRAND TOTAL		\$80,000.00

STAFFING

Position	Qty. of Resources [A]	Estimated Hours per month per Resource [B]	Estimated Hourly Rate [C]	Estimated Monthly Cost [D=AxBxC]
Customer Service Coordinator	1	20	\$37.85	\$757.00
Customer Service Representative	2	35	\$30.81	\$2,156.70
Subtotal Cost for 2 Years (24 Months):				\$69,928.80

OTHER OPERATING

Item Name	Item Description	Budget
Travel	Transportation, lodging, and subsistence charged on per diem and/or mileage basis.	\$2,565.27
Total Expenses Budget:		\$2,565.27

INDIRECT COST RATE

Item Name	Item Description	Budget
Overhead	Negotiated Indirect Cost *Approved NICRA was capped to meet budgetary constraints	\$7,505.93
Total Expenses Budget:		\$7,505.93

ay
CAPP

■ HBA-MIT PROGRAM

PROJECT ACTIVITY DELIVERY COSTS

PROJECT ACTIVITY DELIVERY COSTS		
Staffing	Charges for salaries and wages, including a compensation fringe benefit for personnel required to administer the services.	\$65,681.28
Other Operating	Operational costs will include office lease and utilities, outreach expenses, office materials and supplies, travel, workshops, postage, printing services, and overhead.	\$34,318.72
GRAND TOTAL		\$100,000.00

STAFFING

Position	Qty. of Resources [A]	Estimated Hours per month per Resource [B]	Estimated Hourly Rate [C]	Estimated Monthly Cost [D=AxBxC]
Director of Housing Program	1	8.0	\$103.66	\$829.28
HUD Certified Housing Counselor	1	32.0	\$38.27	\$1,224.64
HUD Certified Housing Counselor	1	32.0	\$34.36	\$1,099.52
Program Intake Specialist	1	40.0	\$28.58	\$1,143.20
Program Intake Specialist	1	40.0	\$29.42	\$1,176.80
Subtotal Cost for 1 Year (12 Months):				\$65,681.28

OTHER OPERATING

Item Name	Item Description	Budget
Rent	Facility rent for the housing counseling services staff	\$22,712.22
Overhead	Indirect cost of the Program through a Negotiated Indirect Cost Rate Agreement	\$10,305.39
Travel	Transportation, lodging and subsistence charged on per diem and/or mileage basis.	\$1,301.11
Total Expenses Budget:		\$34,318.72

ag
CAPP

3. NOTES

- a. Estimated amount in rate, hours, and monthly cost could vary based on actual need and work performed for the program.
- b. Budget Redistribution
- i. The Subrecipient may request in writing to the PRDOH a re-distribution of the Maximum Authorized Budgets shown below without exceeding the Total Authorized Budget.
 - ii. The PRDOH will evaluate the redistribution request to validate purpose and balance of funds, and if determined the redistribution is in benefit to the Program and the balance of funds is validated, the PRDOH will provide written authorization to the Subrecipient. Until the written authorization is submitted by the PRDOH, the redistribution cannot be considered as authorized.
 - iii. This redistribution of funds as described here shall be considered binding and will not require an amendment to the SRA.

ay
CAPP

END OF DOCUMENT



EXHIBIT E

Contract Code: 12350
Type: StandAloneSRA_V2
Original Registered Code:

ay
CAPP

CERTIFICATION OF FUNDS

Requested on behalf: CDBG-DR Director

The Finance Division certifies the availability of the following funds:

Contracting Of: PATHSTONE CORPORATION
Source of Funds: 14.228 CDBG Funds
For: Single Family Housing Mit (SF-MIT)
 Homebuyer Assistance Mitigation (HBA-MIT)
 Home Repair, Reconstruction, or Relocation (R3)
Amount: \$240,000.00

The breakdown and grant of the certified funds is as follows:

Grant	Area / Project	Activity Code	Category Description	Account	Amount
B-18-DP-72-0002	Housing	mith07sfh-doh-lm	H - Customer Service Coordinator	6090-01-000	\$17,259.60
B-18-DP-72-0002	Housing	mith07sfh-doh-lm	H - Customer Service Representative	6090-01-000	\$49,172.76
B-18-DP-72-0002	Housing	mith07sfh-doh-lm	H - Travel Expense (Sub-recipient)	6090-01-000	\$2,437.01
B-18-DP-72-0002	Housing	mith07sfh-doh-lm	H - Overhead	6090-60-000	\$7,130.63
B-18-DP-72-0002	Housing	mith07sfh-doh-un	H - Customer Service Coordinator	6090-01-000	\$908.40
B-18-DP-72-0002	Housing	mith07sfh-doh-un	H - Customer Service Representative	6090-01-000	\$2,588.04
B-18-DP-72-0002	Housing	mith07sfh-doh-un	H - Travel Expense (Sub-recipient)	6090-01-000	\$128.26
B-18-DP-72-0002	Housing	mith07sfh-doh-un	H - Overhead	6090-60-000	\$375.30
B-18-DP-72-0002	Housing	mithhbaafvlmi	H - Director of Housing Programs	6090-01-000	\$5,473.25
B-18-DP-72-0002	Housing	mithhbaafvlmi	H - Housing Counselor Senior	6090-01-000	\$15,339.46
B-18-DP-72-0002	Housing	mithhbaafvlmi	H - Intake & Customer Service Specialist	6090-01-000	\$15,312.00

**This transaction does not represent an overcharge of the account herein.*

B-18-DP-72-0002	Housing	mithhbaafvlmi	H - Rent	6090-01-000	\$12,491.72
B-18-DP-72-0002	Housing	mithhbaafvlmi	H - Travel Expense (Sub-recipient)	6090-01-000	\$715.61
B-18-DP-72-0002	Housing	mithhbaafvlmi	H - Overhead	6090-60-000	\$5,667.96
B-18-DP-72-0002	Housing	mithhbaafvun	H - Director of Housing Programs	6090-01-000	\$4,478.11
B-18-DP-72-0002	Housing	mithhbaafvun	H - Housing Counselor Senior	6090-01-000	\$12,550.46
B-18-DP-72-0002	Housing	mithhbaafvun	H - Intake & Customer Service Specialist	6090-01-000	\$12,528.00
B-18-DP-72-0002	Housing	mithhbaafvun	H - Rent	6090-01-000	\$10,220.50
B-18-DP-72-0002	Housing	mithhbaafvun	H - Travel Expense (Sub-recipient)	6090-01-000	\$585.50
B-18-DP-72-0002	Housing	mithhbaafvun	H - Overhead	6090-60-000	\$4,637.43
B-18-DP-72-0001	Housing	r02h07rrr-doh-lm	H - Customer Service Coordinator	6090-01-000	\$10,355.76
B-18-DP-72-0001	Housing	r02h07rrr-doh-lm	H - Customer Service Representative	6090-01-000	\$36,528.34
B-18-DP-72-0001	Housing	r02h07rrr-doh-lm	H - Travel Expense (Sub-recipient)	6090-01-000	\$2,385.50
B-18-DP-72-0001	Housing	r02h07rrr-doh-lm	H - Overhead	6090-60-000	\$7,730.40
B-18-DP-72-0001	Housing	r02h07rrr-doh-un	H - Customer Service Coordinator	6090-01-000	\$545.04
B-18-DP-72-0001	Housing	r02h07rrr-doh-un	H - Customer Service Representative	6090-01-000	\$1,922.54
B-18-DP-72-0001	Housing	r02h07rrr-doh-un	H - Travel Expense (Sub-recipient)	6090-01-000	\$125.56
B-18-DP-72-0001	Housing	r02h07rrr-doh-un	H - Overhead	6090-60-000	\$406.86
					<u>\$240,000.00</u>

The above distribution of funds is subject to changes and will be allocated in accordance with the executed agreement within the parties. These funds do not affect the Puerto Rico Department of Housing (PRDOH) operational budget, and are available to be use.

If you have any questions, feel free to contact us at (787)274-2527.

Cesar Candelario Signed Date - 01/27/2026
 Electronic Approval
 Budget Manager

Nilda Baez Signed Date - 01/27/2026
 Electronic Approval
 Finance Director

**This transaction does not represent an overcharge of the account herein.*



DEPARTMENT OF

HOUSING

GOVERNMENT OF PUERTO RICO

EXHIBIT F

HUD GENERAL PROVISIONS AND OTHER FEDERAL STATUTES, REGULATIONS, AND PRDOH REQUIREMENTS

HOME REPAIR, RECONSTRUCTION, OR RELOCATION (R3)

SINGLE-FAMILY MITIGATION (SF-MIT)

HOMEBUYER ASSISTANCE MITIGATION (HBA-MIT)

PATHSTONE CORPORATION (PATHSTONE)

Given that the Subrecipient Agreement (SRA) involves funds for which the U.S. Department of Housing and Urban Development (HUD) is the oversight agency, the following terms and conditions may apply to this SRA. In addition, SUBRECIPIENT shall comply with the Federal Labor Standards Provisions set forth in Form HUD-4010, available at <https://www.hudexchange.info/resource/2490/hud-form-4010-federallaborstandards-provisions/>.

The SUBRECIPIENT (also referred to as the "Partner") shall include these terms and conditions in all subcontracts or purchase orders directly servicing the SRA.

These general provisions may be updated from time to time. It is the sole responsibility of the SUBRECIPIENT to be aware of any changes hereto, to amend and implement such changes and to ensure subcontracts terms and conditions are modified as necessary, if any.

General Provisions:

1. PROVISIONS REQUIRED BY LAW DEEMED INSERTED

Each and every provision of law and clause required by law to be inserted in this SRA shall be deemed to be inserted herein and the SRA shall be read and enforced as though it were included herein, and if through mistake or otherwise any such provision is not inserted, or is not correctly inserted, then upon the application of either party, the SRA shall forthwith be physically amended to make such insertion or correction.

ay
C4PP

2. STATUTORY AND REGULATORY COMPLIANCE

ay
C4PP
SUBRECIPIENT shall comply with all laws and regulations applicable to the Community Development Block Grant-Disaster Recovery funds appropriated by the Supplemental Appropriations for Disaster Relief Requirements, 2017 (Pub. L. 115-56), approved September 8, 2017 (Appropriations Act), as amended, including but not limited to the applicable Office of Management and Budget Circulars, which may impact the administration of funds and/or set forth certain cost principles, including if certain expenses are allowed.

3. BREACH OF SUBRECIPIENT AGREEMENT TERMS

The Puerto Rico Department of Housing (**PRDOH**) reserves its right to all administrative, contractual, or legal remedies, including but not limited to suspension or termination of this SRA, in instances where the SUBRECIPIENT or any of its subcontractors violate or breach any SRA term. If the SUBRECIPIENT or any of its subcontractors violate or breach any SRA term, they shall be subject to such sanctions and penalties as may be appropriate. The duties and obligations imposed by the SRA documents, and the rights and remedies available thereunder, shall be in addition to and not a limitation of any duties, obligations, rights and remedies otherwise imposed or available by law.

4. REPORTING REQUIREMENTS

The SUBRECIPIENT shall complete and submit all reports, in such form and according to such schedule, as may be required by the PRDOH and/or the Government of Puerto Rico. The SUBRECIPIENT shall cooperate with all the PRDOH and/or the Government of Puerto Rico efforts to comply with HUD requirements and regulations pertaining to reporting, including but not limited to 2 C.F.R. § 200.328 and 24 C.F.R. § 570.507, when applicable.

5. SMALL AND MINORITY FIRMS, WOMEN'S BUSINESS ENTERPRISES, AND LABOR SURPLUS AREA FIRMS

The SUBRECIPIENT will take necessary affirmative steps to assure that minority firms, women's business enterprises, and labor surplus area firms are used in subcontracting when possible. Steps include, but are not limited to:

- (i) Placing qualified small and minority businesses and women's business enterprises on solicitation lists;
- (ii) Assuring that small and minority businesses, and women's business enterprises are solicited whenever they are potential sources;
- (iii) Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority business, and women's business enterprises;
- (iv) Establishing delivery schedules, where the requirement permits, which encourage participation by small and minority business, and women's business enterprises; and
- (v) Using the services and assistance of the Small Business Administration, and the Minority Business Development Agency of the Department of Commerce.

Additionally, for contracts of \$10,000 or more, the SUBRECIPIENT shall file Form HUD 2516 (Contract and Subcontract Activity) with the PRDOH on a quarterly basis.

6. RIGHTS TO INVENTIONS MADE UNDER A CONTRACT OR AGREEMENT

Contracts or agreements for the performance of experimental, developmental, or research work shall provide for the rights of the Federal Government and the recipient in any resulting invention in accordance with 37 C.F.R. Part 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms under Government Grants, Contracts and Cooperative Agreements", and any implementing regulations issued by HUD.

ag
CAPP

7. DEBARMENT, SUSPENSION, AND INELIGIBILITY

The SUBRECIPIENT represents and warrants that it and its subcontractors are not debarred or suspended or otherwise excluded from or ineligible for participation in Federal assistance programs subject to 2 C.F.R. Part 2424.

8. CONFLICTS OF INTEREST

The SUBRECIPIENT shall notify the PRDOH as soon as possible if this SRA or any aspect related to the anticipated work under this SRA raises an actual or potential conflict of interest, if applicable. The SUBRECIPIENT shall explain the actual or potential conflict in writing in sufficient detail so that the PRDOH is able to assess such actual or potential conflict. The SUBRECIPIENT shall provide the PRDOH any additional information necessary to fully assess and address such actual or potential conflict of interest. The SUBRECIPIENT shall accept any reasonable conflict mitigation strategy employed by the PRDOH, including but not limited to the use of an independent subcontractor(s) to perform the portion of work that gives rise to the actual or potential conflict.

9. SUBCONTRACTING

When subcontracting, the SUBRECIPIENT shall solicit for and contract with such subcontractors in a manner providing for fair competition. Some of the situations considered to be restrictive of competition include, but are not limited to:

- (i) Placing unreasonable requirements on firms in order for them to qualify to do business;
- (ii) Requiring unnecessary experience and excessive bonding;
- (iii) Noncompetitive pricing practices between firms or between affiliated Companies;
- (iv) Noncompetitive awards to consultants that are on retainer contracts,
- (v) Organizational conflicts of interest;

- (vi) Specifying only a brand name product instead of allowing an equal product to be offered and describing the performance of other relevant requirements of the procurement; and
- (vii) Any arbitrary action in the procurement process.

29
C4PP

The SUBRECIPIENT represents to the PRDOH that all work shall be performed by personnel experienced in the appropriate and applicable profession and areas of expertise, taking into account the nature of the work to be performed under this SRA. The SUBRECIPIENT will include these HUD General Provisions in every subcontract issued by it, so that such provisions will be binding upon each of its subcontractors as well as the requirement to flow down such terms to all lower-tiered subcontractors.

10. ASSIGNABILITY

The SUBRECIPIENT shall not assign any interest in this Agreement and shall not transfer any interest in the same (whether by assignment or novation) without prior written approval of the PRDOH.

11. COPELAND "ANTI-KICKBACK" ACT

(Applicable to all construction or repair contracts)

Salaries of personnel performing work under this SRA shall be paid unconditionally and not less often than once a month without payroll deduction or rebate on any account except only such payroll deductions as are mandatory by law or permitted by the applicable regulations issued by the Secretary of Labor pursuant to the Copeland "Anti-Kickback Act" of 1934, 48 Stat. 948; (codified at 18 U.S.C. § 874; and 40 U.S.C. § 3145). The SUBRECIPIENT shall comply with all applicable "Anti-Kickback" regulations and shall insert appropriate provisions in all subcontracts covering work under this Agreement to ensure compliance by subcontractors with such regulations, and shall be responsible for the submission of affidavits required of

subcontractors thereunder except as the Secretary of Labor may specifically provide for variations of or exemptions from the requirements thereof.

12. **CONTRACT WORK HOURS AND SAFETY STANDARDS ACT**

(Applicable to construction contracts exceeding \$2,000 and contracts exceeding \$2,500 that involve the employment of mechanics or laborers.)

The SUBRECIPIENT shall comply with Sections 103 and 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C. §§ 3701-3708) as supplemented by Department of Labor regulations (29 C.F.R. Part 5).

All laborers and mechanics employed by SUBRECIPIENTS or subcontractors shall receive overtime compensation in accordance with and subject to the provisions of the CWHSSA, and the SUBRECIPIENTS and subcontractors shall comply with all regulations issued pursuant to that act and with other applicable Federal laws and regulations pertaining to labor standards.

13. **DAVIS-BACON ACT**

(Applicable to construction contracts exceeding \$2,000 when required by Federal program legislation.)

The SUBRECIPIENT shall comply with the Davis Bacon Act (40 U.S.C. § 3141 *et seq.*) as supplemented by Department of Labor regulations (29 C.F.R. Part 5).

All laborers and mechanics employed by SUBRECIPIENTS or subcontractors, including employees of other governments, on construction work assisted under this SRA, and subject to the provisions of the federal acts and regulations listed in this paragraph, shall be paid wages at rates not less than those prevailing on similar construction in the locality as determined by the Secretary of Labor in accordance with the DavisBacon Act.

On a semi-annual basis, the SUBRECIPIENT shall submit Form HUD 4710 (Semi-Annual labor Standards Enforcement Report) to PRDOH.

ag
C4PP

14. TERMINATION FOR CAUSE

(Applicable to contracts exceeding \$10,000)

ag
C4PP
If, through any cause, the SUBRECIPIENT shall fail to fulfill in a timely and proper manner his or her obligations under this SRA, or if the SUBRECIPIENT shall violate any of the covenants, agreements, or stipulations of this SRA, the PRDOH shall thereupon have the right to terminate this SRA by giving written notice to the SUBRECIPIENT of such termination and specifying the effective date thereof, **at least five (5) days** before the effective date of such termination. In such event, all finished or unfinished documents, data, studies, surveys, drawings, maps, models, photographs, and reports prepared by the SUBRECIPIENT under this Agreement shall, at the option of the PRDOH, become the PRDOH's property and the SUBRECIPIENT shall be entitled to receive just and equitable compensation for any work satisfactorily completed hereunder. Notwithstanding the above, the SUBRECIPIENT shall not be relieved of liability to the Government of Puerto Rico and PRDOH for damages sustained by the Government of Puerto Rico and/or PRDOH by virtue of any breach of the Agreement by the SUBRECIPIENT, and the Government of Puerto Rico and/or PRDOH may withhold any payments to the SUBRECIPIENT for the purpose of set-off until such time as the exact amount of damages due to the Government of Puerto Rico and/or PRDOH from the SUBRECIPIENT is determined.

15. TERMINATION FOR CONVENIENCE

(Applicable to contracts exceeding \$10,000)

The PRDOH may terminate this SRA at any time by giving at least a **ten (10) days'** notice in writing to the SUBRECIPIENT. If the SRA is terminated by the PRDOH as provided herein, the SUBRECIPIENT will be paid for the time provided and expenses incurred up to the termination date.

16. SECTION 503 OF THE REHABILITATION ACT OF 1973

(Applicable to contracts exceeding \$10,000)

The SUBRECIPIENT shall comply with Section 503 of the Rehabilitation Act of 1973 (29 U.S.C. § 793), as amended, and any applicable regulations.

Equal Opportunity for Workers with Disabilities:

- 1) The SUBRECIPIENT will not discriminate against any employee or applicant for employment because of physical or mental disability in regard to any position for which the employee or applicant for employment is qualified. The SUBRECIPIENT agrees to take affirmative action to employ, advance in employment and otherwise treat qualified individuals with disabilities without discrimination based on their physical or mental disability in all employment practices, including the following:
- (i) Recruitment, advertising, and job application procedures;
 - (ii) Hiring, upgrading, promotion, award of tenure, demotion, transfer, layoff, termination, right of return from layoff and rehiring;
 - (iii) Rates of pay or any other form of compensation and changes in compensation;
 - (iv) Job assignments, job classifications, organizational structures, position descriptions, lines of progression, and seniority lists;
 - (v) Leaves of absence, sick leave, or any other leave;
 - (vi) Fringe benefits available by virtue of employment, whether or not administered by the SUBRECIPIENT;
 - (vii) Selection and financial support for training, including apprenticeship, professional meetings, conferences, and other related activities, and selection for leaves of absence to pursue training;
 - (viii) Activities sponsored by the SUBRECIPIENT including social or recreational programs; and
 - (ix) Any other term, condition, or privilege of employment.

q
C4PP

- 2) The SUBRECIPIENT agrees to comply with the rules, regulations, and relevant orders of the Secretary of Labor issued pursuant to the Act.
- 3) In the event of the SUBRECIPIENT's noncompliance with the requirements of this clause, actions for noncompliance may be taken in accordance with the rules, regulations, and relevant orders of the Secretary of Labor issued pursuant to the Act.
- 4) The SUBRECIPIENT agrees to post in conspicuous places, available to employees and applicants for employment, notices in a form to be prescribed by the Deputy Assistant Secretary for Federal Contract Compliance Programs, provided by or through the contracting officer. Such notices shall state the rights of applicants and employees as well as the SUBRECIPIENT's obligation under the law to take affirmative action to employ and advance in employment qualified employees and applicants with disabilities. The SUBRECIPIENT must ensure that applicants and employees with disabilities are informed of the contents of the notice (e.g., the SUBRECIPIENT may have the notice read to a visually disabled individual, or may lower the posted notice so that it might be read by a person in a wheelchair).
- 5) The SUBRECIPIENT will notify each labor organization or representative of workers with which it has a collective bargaining agreement or other contract understanding, that the SUBRECIPIENT is bound by the terms of Section 503 of the Rehabilitation Act of 1973, as amended, and is committed to take affirmative action to employ and advance in employment individuals with physical or mental disabilities.
- 6) The SUBRECIPIENT will include the provisions of this clause in every subcontract or purchase order in excess of \$10,000, unless exempted by the rules, regulations,

q
C4PP

or orders of the Secretary issued pursuant to Section 503 of the Rehabilitation Act of 1973, as amended,, as amended, so that such provisions will be binding upon each subcontractor or vendor. The SUBRECIPIENT will take such action with respect to any subcontract or purchase order as the Deputy Assistant Secretary for Federal Contract Compliance Programs may direct to enforce such provisions, including action for noncompliance.

17. EQUAL EMPLOYMENT OPPORTUNITY

(Applicable to construction contracts and subcontracts exceeding \$10,000)

The SUBRECIPIENT shall comply with Executive Order 11246 of September 24, 1965, entitled "Equal Employment Opportunity," as amended by Executive Order 11375 of October 13, 1967, and as supplemented in Department of Labor regulations (41 C.F.R. Subpt. B, Ch. 60).

During the performance of this Agreement, the SUBRECIPIENT agrees as follows:

- 1) The SUBRECIPIENT shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The SUBRECIPIENT shall take affirmative action to ensure that applicants for employment are employed, and that employees are treated during employment, without regard to their race, color, religion, sex, or national origin. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.
- 2) The SUBRECIPIENT shall post in conspicuous places, available to employees and applicants for employment, notices to be provided by Contracting Officer setting forth the provisions of this non-discrimination clause. The SUBRECIPIENT

ay
C4PP

shall state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, or national origin.

- 3) The SUBRECIPIENT will, in all solicitations or advertisements for employees placed by or on behalf of the SUBRECIPIENT, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex or national origin.
- 4) The SUBRECIPIENT will send to each labor union or representative of workers with which he or she has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer, advising the labor union or workers representative of the SUBRECIPIENT's commitments under Section 202 of Executive Order 11246 of September 24, 1965, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
- 5) The SUBRECIPIENT will comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations and relevant orders of the Secretary of Labor.
- 6) The SUBRECIPIENT will furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by the rules, regulations and orders of the Secretary of Labor, or pursuant thereto, and will permit access to books, records and accounts by the contracting agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations and orders.

- 7) In the event of the SUBRECIPIENT's non-compliance with the non-discrimination clause of this Agreement or with any of such rules, regulations or orders, this Agreement may be cancelled, terminated or suspended in whole or in part and the SUBRECIPIENT may be declared ineligible for further government contracts in accordance with procedures authorized in Executive Order 11246 and such other sanctions as may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulation or order of the Secretary of Labor, or as otherwise provided by law.
- 8) SUBRECIPIENT shall incorporate the provisions of 1 through 7 above in every subcontract or purchase order unless exempted by rules, regulations or orders of the Secretary of Labor so that such provisions shall be binding on such subcontractor. The SUBRECIPIENT will take such action with respect to any subcontract or purchase order as the contracting agency may direct as a means of enforcing such provisions including sanctions for non-compliance, provided, however, that in the event the SUBRECIPIENT becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction by the contracting agency, the SUBRECIPIENT may request the United States to enter into such litigation to protect the interests of the United States.

18. CERTIFICATION OF NONSEGREGATED FACILITIES

(Applicable to construction contracts exceeding \$10,000)

The SUBRECIPIENT certifies that it does not maintain or provide for its establishments, and that it does not permit employees to perform their services at any location, under its control, where segregated facilities are maintained. It certifies further that it will not maintain or provide for employees any segregated facilities at any of its establishments, and it will not permit employees to perform their services at any location under its control where segregated facilities are maintained. The

ag
C4PP

SUBRECIPIENT agrees that a breach of this certification is a violation of the equal opportunity clause of this Agreement.

As used in this certification, the term "segregated facilities" means any waiting rooms, work areas, rest rooms and wash rooms, restaurants and other eating areas, time clocks, locker rooms, and other storage or dressing areas, parking lots, drinking fountains, recreation or entertainment areas, transportation and housing facilities provided for employees which are segregated by explicit directive or are, in fact, segregated on the basis of race, color, religion, or national origin because of habit, local custom, or any other reason.

The SUBRECIPIENT further agrees that (except where it has obtained for specific time periods) it will obtain identical certification from proposed subcontractors prior to the award of subcontracts exceeding \$10,000 which are not exempt from the provisions of the equal opportunity clause; that it will retain such certifications in its files; and that it will forward the preceding notice to such proposed subcontractors (except where proposed subcontractors have submitted identical certifications for specific time periods).

19. CERTIFICATION OF COMPLIANCE WITH CLEAN AIR AND WATER ACTS
(Applicable to contracts exceeding \$100,000)

The SUBRECIPIENT and all subcontractors shall comply with the requirements of the Clean Air Act, as amended, 42 U.S.C. § 7401 *et seq.*, the Federal Water Pollution Control Act, as amended, 33 U.S.C. § 1251 *et seq.*, and the regulations of the Environmental Protection Agency with respect thereto, at 40 C.F.R. Ch. I, Subch. C, Pt. 60, Subpt. B and Ch. I, Subch. C, Pt. 93, Subpt. B, as amended, Section 508 of the Federal Water Pollution Control Act (33 U.S.C. § 1368) and Executive Order 11738 of September 10, 1973.

Subrecipient Agreement
Between PRDOH and PATHSTONE CORPORATION
For the Home Repair, Reconstruction, or Relocation Program (R3),
Single-Family Housing Mitigation Program (SFM), and
Homebuyer Assistance Mitigation Program (HBA-MIT) under CDBG-DR/MIT
Exhibit F - HUD General Provisions and Other Federal Statutes,
Regulations, and PRDOH Requirements
Page 14/45

In addition to the foregoing requirements, all nonexempt contractors and subcontractors shall furnish to the owner, the following:

- 9
C4PP
- 1) A stipulation by the SUBRECIPIENT or subcontractors, that any facility to be utilized in the performance of any nonexempt contract or subcontract, is not listed on the Excluded Party Listing System pursuant to Ch. I, Subch. C, Pt. 93, Subpt. B or on the List of Violating Facilities issued by the Environmental Protection Agency (**EPA**) pursuant to 40 C.F.R. Ch. I, Subch. C, Pt. 60, Subpt. B, as amended.
 - 2) Agreement by the SUBRECIPIENT to comply with all the requirements of Section 114 of the Clean Air Act, as amended, (42 U.S.C. § 7414) and Section 308 of the Federal Water Pollution Control Act, as amended, (33 U.S.C. § 1318) relating to inspection, monitoring, entry, reports and information, as well as all other requirements specified in said Section 114 and Section 308, and all regulations and guidelines issued thereunder.
 - 3) A stipulation that as a condition for the award of the Agreement, prompt notice will be given of any notification received from the Director, Office of Federal Activities, EPA, indicating that a facility utilized, or to be utilized for the Agreement, is under consideration to be listed on the Excluded Party Listing System or the EPA List of Violating Facilities.
 - 4) Agreement by the SUBRECIPIENT that he or she will include, or cause to be included, the criteria and requirements in paragraph (1) through (4) of this section in every nonexempt subcontract and requiring that the SUBRECIPIENT will take such action as the government may direct as a means of enforcing such provisions.

20. ANTI-LOBBYING

(Applicable to contracts exceeding \$100,000)

By the execution of this SRA, the SUBRECIPIENT certifies, to the best of his or her knowledge and belief, that:

- 20
- CYPP
- 1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the SUBRECIPIENT, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with 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.
 - 2) If any funds other than Federal appropriated funds have been paid or will be paid to 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 this Federal contract, grant, loan, or cooperative agreement, the SUBRECIPIENT shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions.
 - 3) The SUBRECIPIENT shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this

certification is a prerequisite for making or entering into this transaction imposed by 31 U.S.C. § 1352. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

21. **BONDING REQUIREMENTS**

(Applicable to construction and facility improvement contracts exceeding \$100,000)

The SUBRECIPIENT shall comply with 2 C.F.R. § 200.326 minimum bonding requirements:

- 1) A bid guarantee from each bidder equivalent to five percent (5%) of the bid price. The "bid guarantee" shall consist of a firm commitment such as a bid bond, certified check, or other negotiable instrument accompanying a bid as assurance that the bidder will, upon acceptance of his or her bid, execute such contractual documents as may be required within the time specified.
- 2) A performance bond on the part of the SUBRECIPIENT for one hundred percent (100%) of the Agreement price. A "performance bond" is one executed in connection with a contract to secure fulfillment of all the SUBRECIPIENT's obligations under such contract.
- 3) A payment bond on the part of the SUBRECIPIENT for one hundred percent (100%) of the Agreement price. A "payment bond" is one executed in connection with a contract to assure payment as required by law of all persons supplying labor and material in the execution of the work provided for in the contract.

22. SECTION 3 OF THE HOUSING AND URBAN DEVELOPMENT ACT OF 1968

- ag
C4PP
- A.** The work to be performed under this Agreement is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. § 1701u (Section 3). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by Section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.
 - B.** The parties to this Agreement agree to comply with HUD's regulations in 24 C.F.R. Part 75, which implement Section 3. As evidenced by their execution of this Agreement, the parties to this Agreement certify that they are under no contractual or other impediment that would prevent them from complying with the in 24 C.F.R. Part 75 regulations.
 - C.** The SUBRECIPIENT agrees to send to each labor organization or representative of workers with which the SUBRECIPIENT has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the SUBRECIPIENT's commitments under this Section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the Section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.
 - D.** The SUBRECIPIENT agrees to include this Section 3 clause in every subcontract subject to compliance with regulations in 24 C.F.R. Part 75, and agrees to take

appropriate action, as provided in an applicable provision of the subcontract or in this Section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 C.F.R. Part 75. The SUBRECIPIENT will not subcontract with any subcontractor where the SUBRECIPIENT has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 C.F.R. Part 75.

- 29
C4PP
- E.** The SUBRECIPIENT acknowledges that subrecipients, contractors, and subcontractors are required to meet the employment, training, and contracting requirements of 24 C.F.R. 75.19, regardless of whether Section 3 language is included in recipient or subrecipient agreements, program regulatory agreements, or contracts signed after this SRA.
 - F.** The SUBRECIPIENT will certify that any vacant employment positions, including training positions, that are filled: (1) after the SUBRECIPIENT is selected but before the Agreement is executed, and (2) with persons other than those to whom the regulations of 24 C.F.R. Part 75 require employment opportunities to be directed, were not filled to circumvent the SUBRECIPIENT's obligations under 24 C.F.R. Part 75.
 - G.** Noncompliance with HUD's regulations in 24 C.F.R. Part 75 may result in sanctions, termination of this Agreement for default, and debarment or suspension from future HUD assisted contracts.
 - H.** With respect to work performed in connection with Section 3 covered Indian housing assistance, Section 7(b) of the Indian Self-Determination and Education Assistance Act (46 U.S.C. § 5307) also applies to the work to be performed under this Agreement. Section 7(b) requires that to the greatest extent feasible: (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be

given to Indian organizations and Indian-owned Economic Enterprises. Parties to this Agreement that are subject to the provisions of Section 3 and Section 7(b) agree to comply with Section 3 to the maximum extent feasible, but not in derogation of compliance with Section 7(b).

- 29
C4PP
- I. The SUBRECIPIENT agrees to submit, and shall require its subcontractors to submit to them, quarterly reports to the PRDOH detailing the total number of labor hours worked on the Section 3 Project, the total number of labor hours worked by Section 3 Workers, and the total number of hours worked by Targeted Section 3 Workers, and any affirmative efforts made during the quarter to direct hiring efforts to low- and very low-income persons, particularly persons who are Section 3 Workers and Targeted Section 3 Workers.

23. UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY ACQUISITION POLICIES ACT (URA)

Every project funded in part or in full by Community Development Block Grant – Disaster Recovery (CDBG-DR/MIT) funds, and all activities related to that project, are subject to the provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA), as amended, 42 U.S.C. § 4601 *et seq.*, and section 104(d) of the Housing and Community Development Act of 1992, as amended (HCDA), 42 U.S.C. § 5304(d), except where waivers or alternative requirements have been provided by the U.S. Department of Housing and Urban Development (HUD).

The implementing regulations for URA are at 49 C.F.R. Part 24, and the regulations for section 104(d) are at 24 C.F.R. Part 42, subpart C. Additionally, HUD has established regulations specific to CDBG-funded housing activities at 24 C.F.R. § 570.606. PRDOH has also established the Uniform Relocation Assistance Guide & Residential AntiDisplacement and Relocation Assistance Plan (URA & ADP Guide) which provides guidance and requirements regarding URA compliance and

minimizing displacement that are applicable to all CDBG-DR/MIT programs. The primary purpose of these laws and regulations is to provide uniform, fair, and equitable treatment of persons whose real property is acquired or who are displaced in connection with federally funded projects.

When CDBG-DR/MIT funds are planned, intended, or used for any activity or phase of a project and the phases are interdependent, URA applies to that activity or project. This includes any property acquisition, even if CDBG-DR/MIT funds are not used to fund the purchase, if the contract to acquire property is executed with the intention of seeking CDBG-DR/MIT funds to complete the project or an interdependent phase of the project. Subrecipients are responsible for ensuring URA compliance throughout the design, proposal, and implementation of any project that includes real property acquisition or displacement of residential or business occupants.

24. FAIR HOUSING ACT

SUBRECIPIENT shall comply with the provisions of the Fair Housing Act of 1968, as amended. The Act prohibits discrimination in the sale or rental of housing, the financing of housing or the provision of brokerage services against any person on the basis of race, color, religion, sex, national origin, disability, or familial status. The Equal Opportunity in Housing Act prohibits discrimination against individuals on the basis of race, color, religion, sex or national origin in the sale, rental, leasing or other disposition of residential property, or in the use or occupancy of housing assisted with Federal funds.

25. ENERGY POLICY AND CONSERVATION ACT

SUBRECIPIENT shall comply with mandatory standards and policies relating to energy efficiency as contained in the Government of Puerto Rico's energy conservation plan, issued in compliance with the Energy Policy and Conservation Act (42 U.S.C. 6201 *et seq*).

q
C4PP

26. POLITICAL ACTIVITY

The SUBRECIPIENT agrees to comply with mandatory standards and policies relating to Hatch Political Activity Act (Hatch Act), 5 U.S.C. §§ 1501–1508, which limits the political activity of employees.

The SUBRECIPIENT shall comply with the Hatch Act and shall ensure that no funds provided, nor personnel employed under this Agreement, shall be in any way or to any extent engaged in the conduct of political activities in violation of the Hatch Act, 5 U.S.C. §§ 1501–1508.

The Hatch Act applies to political activities of certain state and local employees. As a PRDOH's SUBRECIPIENT, you may participate in any of the following activities: be a candidate in nonpartisan elections; attend political meetings and conventions; contribute money; campaign in partisan elections; and hold office in political parties.

The SUBRECIPIENT may not do the following activities: be a candidate in partisan elections; use official influence to interfere in elections; coerce political contributions from subordinates in support of political parties or candidates the office of special counsel operates a website that provides guidance concerning hatch act issues.

27. HEALTH AND SAFETY STANDARDS

All parties participating in this project agree to comply with Sections 3702 and 3704 (a) of the Contract Work Hours and Safety Standards Act (CWHSSA), 40 U.S.C. §§ 3702 and 3704. Section 3704 (a) of the Act is applicable to construction work and provides that no laborer or mechanic shall be required to work in surroundings or under working conditions, which are unsanitary, hazardous, or dangerous to his or her health and safety as determined under construction, safety, and health

ay
C4PP

standards promulgated by the Secretary of Labor. These requirements do not apply to a contract to acquire a commercial product (as defined in 41 U.S.C. § 103) or a commercial service (as defined in 41 U.S.C. § 103a).

28. **PERSONNEL**

The SUBRECIPIENT represents that it has, or will secure at its own expense, all personnel required in performing the services under this Agreement. Such personnel shall not be employees of, or have any contractual relationship with, the contracting party. All the services required hereunder will be performed by the SUBRECIPIENT or under its supervision, and all personnel engaged in the work shall be fully qualified and shall be authorized or permitted under State and local law to perform such services. No person who is serving sentence in a penal or correctional institution shall be employed on work under this SRA.

29. **WITHHOLDING OF WAGES**

If in the performance of this Agreement, there is any underpayment of wages by the SUBRECIPIENT or by any subcontractor thereunder, the PRDOH may withhold from the SUBRECIPIENT out of payment due to him or her an amount sufficient to pay to employees underpaid the difference between the wages required thereby to be paid and the wages actually paid such employees for the total number of hours worked. The amounts withheld may be disbursed by the PRDOH for and on account of the SUBRECIPIENT or subcontractor to the respective employees to whom they are due.

30. **CLAIMS AND DISPUTES PERTAINING TO WAGE RATES**

Claims and disputes pertaining to wage rates or to classifications of professional staff or technicians performing work under this SRA shall be promptly reported in writing by the SUBRECIPIENT to the PRDOH for the latter's decision, which shall be final with respect thereto.

31. DISCRIMINATION BECAUSE OF CERTAIN LABOR MATTERS

29
C4PP
No person employed on the services covered by this Agreement shall be discharged or in any way discriminated against because he or she has filed any complaint or instituted or caused to be instituted any proceeding or has testified or is about to testify in any proceeding under or relating to the labor standards applicable hereunder to his or her employer.

32. INTEREST OF MEMBERS OF LOCAL PUBLIC AGENCY AND OTHERS

The SUBRECIPIENT agrees to establish safeguards to prohibit employees from using positions for a purpose that is or gives the appearance of being motivated by a desire for private gain for themselves or others, particularly those with whom they have a family, business, or other tie. The SUBRECIPIENT will be aware of and avoid any violation of the laws of this State which prohibit municipal officers and employees from having or owning any interest or share, individually or as agent or employee of any person or corporation, either directly or indirectly, in any contract made or let by the governing authorities of such municipality for the construction or doing of any public work, or for the sale or purchase of any materials, supplies or property of any description, or for any other purpose whatsoever, or in any subcontract arising therefrom or connected therewith, or to receive, either directly or indirectly, any portion or share of any money or other thing paid for the construction or doing of any public work, or for the sale or purchase of any property, or upon any other contract made by the governing authorities of the municipality, or subcontract arising therefore or connected therewith.

The SUBRECIPIENT will also be aware of and avoid any violation of the laws of this State which prescribe a criminal penalty for any public officer who has an interest in any contract passed by the board of which he or she is a member during the time he or she was a member and for one year thereafter.

33. INTEREST OF CERTAIN FEDERAL OFFICERS

No member of, or delegate to, the Congress of the United States and no Resident Commissioner shall be admitted any share or part of this Agreement or to any benefit to arise therefrom.

34. INTEREST OF SUBRECIPIENT

The SUBRECIPIENT agrees that it presently has no interest and shall not acquire any interest, direct or indirect, in the above described project or any parcels therein or any other interest which would conflict in any manner or degree with the performance of the Work hereunder. The SUBRECIPIENT further agrees that no person having any such interest shall be employed in the performance of this Agreement.

35. RELIGIOUS ACTIVITY

The SUBRECIPIENT, in compliance with 24 C.F.R. 570.200(j) and 24 C.F.R. § 5.109 (c), agrees to provide equal participation to faith-based organizations in HUD programs and activities and to abstain from disfavoring any faith-based organization, including by failing to select a faith-based organization, disqualifying an faith-based organization, or imposing any condition or selection criterion that otherwise disfavors or penalizes an faith-based organizations in the selection process using any funds related to this Agreement.

36. FLOOD DISASTER PROTECTION ACT OF 1973

The SUBRECIPIENT will ensure that procedures and mechanisms are put into place to monitor compliance with all flood insurance requirements as found Section 202(a) of the Flood Disaster Protection Act of 1973, 42 U.S.C. 4106, and the regulations in 44 C.F.R. Parts 59 through 79 and 24 C.F.R. § 570.605.

37. LEAD BASED PAINT

The SUBRECIPIENT must comply with the regulations regarding lead-based paint found at 24 C.F.R. Part 35, Subpt. A on LEAD-BASED PAINT POISONING PREVENTION IN CERTAIN RESIDENTIAL STRUCTURES with regards to all housing units assisted using CDBG-DR/MIT funds.

38. VALUE ENGINEERING

(Applicable to construction contracts exceeding \$2,000 when required by Federal Program legislation.)

The SUBRECIPIENT must comply with the regulations regarding systematic and organized approach to analyze functions of systems, equipment, facilities, services, and materials to ensure they achieve their essential functions at the lowest cost consistent to life cycle in execution, reliability, quality, and safety, in accordance with 2 C.F.R. § 200.318(g).

39. GENERAL COMPLIANCE

The SUBRECIPIENT shall comply with all applicable provisions of the Housing and Community Development Act of 1974, as amended, and the regulations at 24 C.F.R. § 570, as modified by the Federal Register notices that govern the use of CDBG-DR/MIT funds available under this Agreement. See Federal Register Notice 83 FR 5844 (February 9, 2018). Notwithstanding the foregoing, (1) the SUBRECIPIENT does not assume any applicable of the PRDOH's responsibilities for environmental review, decision making, and action, described in 24 C.F.R. Part 58 and (2) the SUBRECIPIENT does not assume any applicable of the PRDOH's responsibilities for initiating the review process under the provisions of 24 C.F.R. Part 52.

The SUBRECIPIENT shall also comply with all other applicable Federal, state and local laws, regulations, and policies that govern the use of the CDBG-DR/MIT funds in complying with its obligations under this Agreement, regardless of whether CDBG-DR/MIT funds are made available to the SUBRECIPIENT on an advance or

Subrecipient Agreement
Between PRDOH and PATHSTONE CORPORATION
For the Home Repair, Reconstruction, or Relocation Program (R3),
Single-Family Housing Mitigation Program (SFM), and
Homebuyer Assistance Mitigation Program (HBA-MIT) under CDBG-DR/MIT
Exhibit F - HUD General Provisions and Other Federal Statutes,
Regulations, and PRDOH Requirements
Page 26/45

reimbursement basis. This includes without limitation, applicable Federal Registers; 2 C.F.R. Part 200 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards; Community Development Act of 1974; 24 C.F.R. Part 570 Community Development Block Grant; applicable waivers; Fair Housing Act, 24 C.F.R. Part 35, Subpt. A; 24 C.F.R. Part 58; 24 C.F.R. Part 75; National Historic Preservation Act, and any other applicable state laws or regulations, including the requirements related to nondiscrimination, labor standards and the environment; and Action Plan amendments and HUD's guidance on the funds.

Where waivers or alternative requirements are provided for in the applicable Federal Register Notice dated February 9, 2018, at 83 FR 5844 or any future Federal Register Notice published by HUD ("HUD Notices"), such requirements, including any regulations referenced therein, shall apply.

The SUBRECIPIENT also agrees to comply with all other applicable Federal, State, and local laws, regulations, HUD Notices, policies, and guidelines, whether existing or to be established, provided the same are applied to activities occurring after the date the policy or guideline was established, governing the Grant Funds provided under this Agreement. In the event a conflict arises between the provisions of this Agreement and any of the foregoing, the Federal, State, and local laws, regulations, HUD Notices, policies, and guidelines shall control and this Agreement shall be interpreted in a manner so as to allow for the terms contained herein to remain valid and consistent with such Federal, State, and local laws, regulations, HUD Notices, policies and guidelines.

The SUBRECIPIENT shall also comply with applicable PRDOH's policies and guidelines as established in Program Guidelines and their amendments, if any, as found in the CDBG-DR Website (<https://recuperacion.pr.gov/>) which are herein included and made integral part of this Agreement, as it may be updated from time to time.

ay
C4PP

40. DUPLICATION OF BENEFITS

ay
C4PP

The SUBRECIPIENT shall not carry out any of the activities under this Agreement in a manner that results in a prohibited duplication of benefits as defined by Section 312 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act (42 U.S.C. § 5155) and described in Appropriations Act. The SUBRECIPIENT must comply with HUD's requirements for duplication of benefits, imposed by Federal Register notice on the PRDOH, which are published in a separate notices entitled: "Clarification to Duplication of Benefits Requirements Under the Stafford Act for Community Development Block Grant (CDBG) Disaster Recovery Grantees" (November 16, 2011, 76 FR 71060); "Updates to Duplication of Benefits Requirements Under the Stafford Act for Community Development Block Grant (CDBG) Disaster Recovery Grantees" (June 20, 2019, 84 FR 28836); and "Applicability of Updates to Duplication of Benefits Requirements Under the Stafford Act for Community Development Block Grant (CDBG) Disaster Recovery Grantees," (June 20, 2019, 84 FR 28848). The SUBRECIPIENT shall carry out the activities under this Agreement in compliance with PRDOH's procedures to prevent duplication of benefits.

41. DRUG-FREE WORKPLACE

The SUBRECIPIENT must comply with drug-free workplace requirements in 2 C.F.R. §§ 182.200 through 182.230 of the Drug-Free Workplace Act of 1988, 41 U.S.C. §§ 81018106.

42. HOLD HARMLESS

The SUBRECIPIENT shall and hereby agrees to hold harmless, defend (with counsel acceptable to the PRDOH) and indemnify the Government of Puerto Rico, PRDOH, HUD and each and all of its successors, affiliates, or assigns, and any of their employees, officers, directors, attorneys, consultants, agents, managers, and affiliates, from and against any and all damages, costs, attorneys' fees, claims, expenses, injuries, property damage, causes of action, violations of law, violations

of this Agreement, and losses of any form or nature arising from or related to the conduct of the SUBRECIPIENT in the performance of the efforts called for in this Agreement. This indemnity shall expressly include, but is not limited to, the obligation of the SUBRECIPIENT to indemnify and reimburse the PRDOH for any and all attorneys' fees and other litigation or dispute resolution costs incurred or to be incurred in the PRDOH's enforcement of this Agreement or any portion thereof against the SUBRECIPIENT or otherwise arising in connection with the SUBRECIPIENT's breach, violation, or other noncompliance with this Agreement. This clause shall survive indefinitely the termination of this Agreement for any reason.

43. PRDOH RECOGNITION

Unless otherwise directed by the PRDOH, the SUBRECIPIENT shall ensure recognition of the role of HUD and the PRDOH in providing funding, services, and efforts through this Agreement. Unless otherwise directed by the PRDOH, all activities, facilities, and items utilized pursuant to this Agreement shall be prominently labeled as to role of HUD and of the PRDOH. In addition, the SUBRECIPIENT shall include a reference to the support provided herein in all publications made possible with funds made available under this Agreement. The PRDOH reserves the right to direct specific reasonable recognition requirements on a case-by-case basis, including but not limited, to the size and content, waiver, removal or addition of such recognition.

44. LOGOS CLAUSE

The Parties hereto will not use the name of the other party, seals, logos, emblems or any distinctive trademark/ trade name, without the prior written express authorization of the other party.

q
C4PP

45. UNIFORM ADMINISTRATIVE REQUIREMENTS, COST PRINCIPLES, AND AUDIT REQUIREMENTS FOR FEDERAL AWARDS

The SUBRECIPIENT shall comply with the applicable provisions in 2 C.F.R. Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, 2 C.F.R. Part 200.

46. FINANCIAL & PROGRAM MANAGEMENT

The SUBRECIPIENT shall expend and account for all CDBG-DR/MIT funds received under this Agreement in accordance with 2 C.F.R. § 200.302 and 2 C.F.R. § 200.303 and agrees to adhere to the accounting principles and procedures required therein, utilize adequate internal controls, and maintain necessary source documentation for all costs incurred.

The SUBRECIPIENT shall administer its program in conformance with Cost Principles as outlined in 2 C.F.R. § 200.400 through 2 C.F.R. § 200.476, as applicable. These principles shall be applied for all costs incurred whether charged on a direct or indirect basis.

47. DOCUMENTATION AND RECORD KEEPING

The SUBRECIPIENT shall maintain all records required by applicable law to be maintained, including but not limited to the Federal regulations specified in (1) 2 C.F.R. Part 200; (2) 24 C.F.R. § 570.506; and (3) the applicable HUD Notices that are pertinent to the activities to be funded under this Agreement, as well as any additional records required by the PRDOH. Such records shall include but not be limited to:

- a. Records providing a full description of each activity undertaken;
- b. Records demonstrating that each activity undertaken meets one of the National Objectives of the CDBG-DR/MIT programs, as modified by the HUD Notices;

ag
CAPP

- 29
C4PP
- c. Records required to determine the eligibility of activities;
 - d. Records required to document the acquisition, improvement, use, or disposition of real property acquired or improved with CDBG-DR/MIT funds;
 - e. Records documenting compliance with the fair housing and equal opportunity components of the CDBG-DR/MIT program;
 - f. Financial records as required by (1) 24 C.F.R. § 570.502; and (2) 2 C.F.R. Part 200;
 - g. Other records necessary to document compliance with Subpart K of 24 C.F.R. Part 570.

48. ACCESS TO RECORDS

The Government of Puerto Rico, the PRDOH, HUD, the Comptroller General of the United States, or any of their duly authorized representatives, shall have at any time and from time to time during normal business hours, access to any work product, books, documents, papers, and records of the SUBRECIPIENT which are related to this SRA, for the purpose of inspection, audits, examinations, and making excerpts, copies and transcriptions.

49. RECORD RETENTION AND TRANSMISSION OF RECORDS TO THE PRDOH

The SUBRECIPIENT shall retain all official records on programs and individual activities shall be retained for the greater of **five (5) years**, starting from the closeout of the grant between PRDOH and HUD, or 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

five (5) years period, whichever is longer. (See 2 C.F.R. § 200.334 and 24 C.F.R. § 570.490(d).)

Records shall be made available to PRDOH upon request.

9
CAPP

50. CLIENT DATA AND OTHER SENSITIVE INFORMATION

In the event that the SUBRECIPIENT comes to possess client data and other sensitive information as a result of this Agreement, then the SUBRECIPIENT shall maintain client data demonstrating client eligibility for services provided. Such data shall include, but not be limited to, client name, address, income level or other basis for determining eligibility, and description of service provided. Such information shall be made available to PRDOH monitors or their designees for review upon request.

The SUBRECIPIENT must comply with 2 C.F.R. § 200.303 and shall take reasonable measures to safeguard protected personally identifiable information, as defined in 2 C.F.R. § 200.82, and other information HUD or the PRDOH designates as sensitive or the SUBRECIPIENT considers sensitive consistent with applicable Federal, state, local, and tribal laws regarding privacy and obligations of confidentiality. Additionally, the Subrecipient must comply with the *PRDOH CDBG-DR Personally Identifiable Information, Confidentiality, and Nondisclosure Policy*, as found in the CDBG-DR Website (<https://recuperacion.pr.gov/en/download/personally-identifiable-information-confidentiality-and-nondisclosure-policy/>), which is herein included and made integral part of this Agreement, as it may be updated from time to time

The SUBRECIPIENT shall comply with all State or local requirements concerning the privacy of personal records, consistent with 24 C.F.R. § 570.508 (local governments) and § 570.490(c) (States).

51. CLOSE-OUT

29
C4PP

The SUBRECIPIENT's obligation to PRDOH shall not end until all close-out requirements are completed. Activities during this close-out period may include, but are not limited to: making final payments, disposing of program assets (including the return of all unused materials, equipment, unspent cash advances, program income balances, and accounts receivable to the PRDOH), properly addressing Program Income (as that term is defined in Section VI (A)(19) of the HUD Notice 83 FR 5844, 5856 (February 9, 2018, as may be amended by HUD)), balances, and accounts receivable to the PRDOH), determining the custodianship of records, and the SUBRECIPIENT certification of compliance with the terms of this Agreement. Notwithstanding the foregoing, the terms of this Agreement shall remain in effect during any period that the SUBRECIPIENT has control over CDBG-DR/MIT funds, including Program Income.

Notwithstanding the terms of 2 C.F.R. § 200.343, upon the expiration of this Agreement, the SUBRECIPIENT shall transfer to the recipient any CDBG-DR/MIT funds on hand at the time of expiration and any accounts receivable attributable to the use of CDBG-DR/MIT funds, further, any real property under the SUBRECIPIENT's control that was acquired or improved in whole or in part with CDBG-DR/MIT funds (including CDBG-DR/MIT funds provided to the SUBRECIPIENT in the form of a loan) shall be treated in accordance with 24 C.F.R. § 570.503(b)(7).

52. AUDITS AND INSPECTIONS

All SUBRECIPIENT records with respect to any matters covered by this Agreement shall be made available to the PRDOH, HUD, and the Comptroller General of the United States, or any of their authorized representatives, at any time during normal business hours, as often as deemed necessary, to audit, examine, and make excerpts or transcripts of all relevant data. Any deficiencies noted in audit reports must be fully cleared by the SUBRECIPIENT within **thirty (30) days** after receipt by

the SUBRECIPIENT. Failure of the SUBRECIPIENT to comply with the above audit requirements shall constitute a violation of this Agreement and may result in the withholding of future payments and/or termination.

9
C4PP

53. SINGLE AUDIT

The SUBRECIPIENT must be audited as required by 2 C.F.R. Part 200, Subpt. F, when the SUBRECIPIENT's Federal awards expended during the respective fiscal year equaled or exceeded the threshold set forth in 2 C.F.R. § 200.501 (Audit requirements). Once said threshold is reached or exceeded, the SUBRECIPIENT shall notify the PRDOH and shall report that event in the corresponding monthly progress report, as provided in Part VI - Performance, Monitoring, and Reporting, Subpart B (Reporting) of this Agreement.

The SUBRECIPIENT shall procure or otherwise arrange for the audit to be conducted for that year, as required in 2 C.F.R. § 200.501(a)-(b); moreover, that it is properly performed and submitted when due in accordance with provisions that include but are not limited to those set forth in 2 C.F.R. § 200.512 (Report submission), as stated in 2 C.F.R. § 200.508(a) (Auditee responsibilities).

Among other relevant provisions, the SUBRECIPIENT shall comply with: (a) the Electronic submission of data and reports to the Federal Audit Clearinghouse (FAC) (2 C.F.R. § 200.512(d)) and; (b) ensuring that reports do not include protected personally identifiable information as set forth in 2 C.F.R. § 200.512(a)(2)).

54. INSPECTIONS AND MONITORING

The SUBRECIPIENT shall permit the PRDOH and auditors to have access to the SUBRECIPIENT's records and financial statements as necessary for the PRDOH to meet the requirements of 2 C.F.R. Part 200.

55. CORRECTIVE ACTIONS

29
C4PP
The PRDOH may issue management decisions and may consider taking enforcement actions including but not limited to corrective actions in 24 C.F.R. § 570.910 if noncompliance is detected during monitoring and audits. The PRDOH may require the SUBRECIPIENT to take timely and appropriate action on all deficiencies pertaining to the Federal award provided to the SUBRECIPIENT from the pass-through entity detected through audits, on-site reviews, and other means. A timely and appropriate action shall be predicated on reasonable standard wherein the SUBRECIPIENT utilizes all available resources to correct the noted issue or issues. In response to audit deficiencies or other findings of noncompliance with this Agreement, the PRDOH may impose additional conditions on the use of the CDBG-DR/MIT funds to ensure future compliance or provide training and technical assistance as needed to correct noncompliance.

56. NONDISCRIMINATION

The SUBRECIPIENT shall comply with 24 C.F.R. Part 6, which implements the provisions of Section 109 of Title I of the Housing and Community Development Act of 1974, 42 U.S.C. § 5309. Section 109 provides that no person in the United States shall, on the ground 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 program or activity funded in whole or in part with Federal financial assistance.

The SUBRECIPIENT shall adhere to the prohibitions against discrimination on the basis of age under the Age Discrimination Act of 1975, 42 U.S.C. §§ 6101-6107 (**Age Discrimination Act**) and the prohibitions against discrimination on the basis of disability under Section 504 of the Rehabilitation Act of 1973, 29 U.S.C. § 794 (Section 504). Section 109 of the Housing and Community Development Act of 1974 makes these requirements applicable to programs or activities funded in whole or in part with CDBG-DR/MIT funds. Thus, the SUBRECIPIENT shall comply with regulations of 24

C.F.R. Part 8, which implement Section 504 for HUD programs, and the regulations of 24 C.F.R. Part 146, which implement the Age Discrimination Act for HUD programs.

29
C4PP
The SUBRECIPIENT shall ensure that all CDBG-DR/MIT activities conducted by itself or its contractors are consistent with the applicable federal and local legal provisions, regulations, and policies that prohibit discrimination on the basis of race, creed, color, national origin, religion, sex, disability, familial status, actual or perceived sexual orientation or gender identity, marital status, or age, as established in the CDBG-DR

Fair Housing and Equal Opportunity (FHEO) Policy for CDBG-DR Programs.¹

57. ARCHITECTURAL BARRIERS ACT AND THE AMERICANS WITH DISABILITIES ACT

The SUBRECIPIENT shall ensure that its Activities are consistent with requirements of Architectural Barriers Act and the Americans with Disabilities Act.

The Architectural Barriers Act of 1968, 42 U.S.C. §§ 4151-4156, requires certain Federal and Federally funded buildings and other facilities to be designed, constructed, or altered in accordance with standards that ensure accessibility to, and use by, physically handicapped people. A building or facility designed, constructed, or altered with funds allocated or reallocated under this part after December 11, 1995, and that meets the definition of "residential structure" as defined in 24 C.F.R. § 40.2 or the description of "facilities" in 41 C.F.R. § 102-76.60 are subject to the requirements of the Architectural Barriers Act of 1968 and shall comply with the Uniform Federal Accessibility Standards (appendix A to 24 C.F.R. Part 40 for residential structures, and 41 C.F.R. Subt. C, Ch. 102, for general type buildings).

¹ Follow the link for document access at the CDBG-DR Website: <https://recuperacion.pr.gov/en/download/fair-housing-and-equal-opportunity-fheo-policy-for-cdbg-dr-programs/>.

29
C4PP

The Americans with Disabilities Act of 1990 (“ADA”), 42 U.S.C. § 12101 *et seq.* (**ADA**), provides comprehensive civil rights to individuals with disabilities in the areas of employment, public accommodations, State and local government services, and telecommunications. It further provides that discrimination includes a failure to design and construct facilities for first occupancy no later than January 26, 1993, that are readily accessible to and usable by individuals with disabilities. Further, the ADA requires the removal of architectural barriers and communication barriers that are structural in nature in existing facilities, where such removal is readily achievable—that is, easily accomplishable and able to be carried out without much difficulty or expense.

The SUBRECIPIENT agrees to comply with the non-discrimination in employment and contracting opportunities laws, regulations, and executive orders referenced in 24 C.F.R. § 570.607, as revised by Executive Order 13279. The applicable non-discrimination provisions in Section 109 of the HCDA are still applicable.

58. TITLE VI OF THE CIVIL RIGHTS ACT OF 1964 (24 C.F.R. PART 1)

1) General Compliance:

The SUBRECIPIENT shall comply with the requirements of Title VI of the Civil Rights Act of 1964, 42 U.S.C. § 2000d *et seq.*, and 24 C.F.R. § 570.601 and § 570.602. No person in the United States shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity funded by this Agreement. The specific nondiscrimination provisions at 24 C.F.R. § 1.4 apply to the use of these funds. The SUBRECIPIENT shall not intimidate, threaten, coerce, or discriminate against any person for the purpose of interfering with any right or privilege secured by Title VI of the Civil Rights Act of 1964 or 24 C.F.R. Part 1, or because he or she has made a complaint, testified, assisted, or participated in any manner in an investigation, proceeding, or hearing under 24 C.F.R. Part 1. The identity of

complainants shall be kept confidential except to the extent necessary to carry out the purposes of 2 C.F.R. Part 1, including the conduct of any investigation, hearing, or judicial proceeding arising thereunder.

2) **Assurances and Real Property Covenants:**

As a condition to the approval of this Agreement and the extension of any Federal financial assistance, the SUBRECIPIENT assures that the program or activities described in this Agreement shall be conducted and the housing, accommodations, facilities, services, financial aid, or other benefits to be provided shall be operated and administered in compliance with all requirements imposed by or pursuant to this 2 C.F.R. Part 1.

If the Federal financial assistance under this Agreement is to provide or is in the form of personal property or real property or interest therein or structures thereon, the SUBRECIPIENT's assurance herein shall obligate the SUBRECIPIENT or, in the case of a subsequent transfer, the transferee, for the period during which the property is used for a purpose for which the Federal financial assistance is extended or for another purpose involving the provision of similar services or benefits, or for as long as the recipient retains ownership or possession of the property, whichever is longer. In all other cases the assurance shall obligate the SUBRECIPIENT for the period during which Federal financial assistance is extended pursuant to the contract or application.

This assurance gives the PRDOH and the United States a right to seek judicial enforcement of the assurance and the requirements on real property.

In the case of real property, structures or improvements thereon, or interests therein, acquired with Federal financial assistance under this Agreement or acquired with CDBG-DR/MIT funds and provided to the SUBRECIPIENT under this Agreement, the instrument effecting any disposition by the SUBRECIPIENT of such real property,

2)
C4PP

structures or improvements thereon, or interests therein, shall contain a covenant running with the land assuring nondiscrimination for the period during which the real property is used for a purpose for which the Federal financial assistance is extended or for another purpose involving the provision of similar services or benefits.

If the SUBRECIPIENT receives real property interests or funds or for the acquisition of real property interests under this Agreement, to the extent that rights to space on, over, or under any such property are included as part of the program receiving such assistance, the nondiscrimination requirements of this part 1 shall extend to any facility located wholly or in part in such space.

3) Women- and Minority-Owned Businesses (W/MBE)

The SUBRECIPIENT shall take the affirmative steps listed in 2 C.F.R. § 200.321(b)(1) through (6) to assure that minority businesses, women's business enterprises, and labor surplus area firms are used when possible when the SUBRECIPIENT procures property or services under this Agreement. As used in this Agreement, the terms "small business" means a business that meets the criteria set forth in Section 3(a) of the Small Business Act, as amended, 15 U.S.C. § 632 (a), and "minority and women's business enterprise" means a business at least fifty-one (51) percent owned and controlled by minority group members or women. For the purpose of this definition, "minority group members" are Afro-Americans, Spanish-speaking, Spanish surnamed or Spanish heritage Americans, Asian- Americans, and American Indians. The SUBRECIPIENT may rely on written representations by businesses regarding their status as minority and female business enterprises in lieu of an independent investigation.

In compliance with the CDBG-DR/MIT Minority and Women-Owned Business Enterprise Policy (M/WBE Policy), the SUBRECIPIENT shall complete a utilization plan to identify how they plan on successfully achieving the contracting goals for MBE

q
CAPP

and WBE's. SUBRECIPIENT shall also complete quarterly reporting to provide information on contracting opportunities and payouts provided to WBE or MBE contractors or subcontractors. SUBRECIPIENT shall also document their efforts and submit those to PRDOH on a quarterly basis. See the M/WBE Policy, as found in the CDBG-DR Website (<https://recuperacion.pr.gov/>) which is herein included and made integral part of this Agreement, as it may be updated from time to time.

4) Notifications

The SUBRECIPIENT will send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer, advising the labor union or worker's representative of the SUBRECIPIENT's commitments hereunder, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

5) Equal Employment Opportunity and Affirmative Action (EEO/AA) Statement

The SUBRECIPIENT shall, in all solicitations or advertisements for employees placed by or on behalf of the SUBRECIPIENT, state that it is an Equal Opportunity or Affirmative Action employer.

59. LABOR STANDARDS

The SUBRECIPIENT shall comply with the in labor standards in Section 110 of the Housing and Community Development Act of 1974, 42 U.S.C. § 5310, and ensure that all laborers and mechanics employed by contractors or subcontractors in the performance of construction work financed in whole or in part with assistance received under this Agreement shall be paid wages at rates not less than those prevailing on similar construction in the locality as determined by the Secretary of Labor in accordance with the Davis Bacon Act, as amended (40 U.S.C. § 3141, et seq.), and 29 C.F.R. Parts 1, 3, 5, 6, and 7, provided, that this requirement shall apply to the

q
C4PP

rehabilitation of residential property only if such property contains not less than eight (8) units.

a
CYPP
The SUBRECIPIENT agrees to comply with 18 U.S.C. § 874 and its implementing regulations of the U.S. Department of Labor at 29 C.F.R. Part 3 and Part 5. The SUBRECIPIENT shall maintain documentation that demonstrates compliance with applicable hour and wage requirements. Such documentation shall be made available to the PRDOH for review upon request.

The SUBRECIPIENT is prohibited from using funds provided herein or personnel employed in the administration of the program for: political activities; inherently religious activities; lobbying; political patronage; or nepotism activities.

60. CONDUCT

1) Contracts

- a. Monitoring: As applicable, the SUBRECIPIENT will monitor all contracted services on a regular basis to assure contract compliance. Results of monitoring efforts shall be summarized in written reports and supported with documented evidence of follow-up actions taken to correct areas of noncompliance.
- b. Content: The SUBRECIPIENT shall cause all of the provisions of this contract in its entirety to be included in and made a part of any contract executed in the performance of this Agreement, as applicable.
- c. Selection Process: The SUBRECIPIENT shall ensure that all contracts awarded after the execution of this Agreement and in the performance of such, follow the procurement policies and procedures described in this Agreement.
- d. Notification: The SUBRECIPIENT shall notify and provide a copy of any and all contracts related to this Agreement and CDBG-DR/MIT funds to the

Contract Administration Area of the PRDOH CDBG-DR/MIT Legal Division
within **three (3) days** of its execution.

2) Conflict of Interest

The SUBRECIPIENT agrees to abide by the provisions of 2 C.F.R. Part 200, as applicable, and 24 C.F.R. § 570.611, which include (but are not limited to) the following:

- a. It is presumed that the SUBRECIPIENT is subject to state and local ethic laws and regulations related to the conduct of its officers, employees or agents engaged in the award and administration of this Agreement.
- b. In the event the SUBRECIPIENT is not, the SUBRECIPIENT shall maintain written standards of conduct governing the performance of its employees engaged in the award and administration of this Agreement. No employee, officer, or agent shall participate in the selection, award, or administration of a contract supported by Federal funds if a real or apparent conflict of interest would be involved. Such a conflict would rise when the employee, officer, or agent, any member of his or her immediate family, his or her partner, or an organization which employs or is about to employ any of the Parties indicated herein, has a financial or other interest in the firm selected for an award. The officers, employees, and agents of the recipient shall neither solicit nor accept gratuities, favors, or anything of monetary value from contractors, or Parties to sub Agreements. However, recipients may set standards for situations in which the financial interest is not substantial, or the gift is an unsolicited item of nominal value. The standards of conduct shall provide for disciplinary actions to be applied for violations of such standards by officers, employees, or agents of the recipient.
- c. No covered persons who exercise or have exercised any functions or responsibilities with respect to CDBG-DR/MIT assisted activities, or who are in a position to participate in a decision-making process or gain inside

q
CAPP

information with regard to such activities, may obtain a financial interest in any contract, or have a financial interest in any contract, subcontract, or Agreement with respect to the CDBG-DR/MIT assisted activity, or with respect to the proceeds from the CDBG-DR/MIT assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for a period of **one (1) year** thereafter. For purposes of this paragraph, a "covered person" includes any person who is an employee, agent, consultant, officer, or elected or appointed official of the PRDOH, the SUBRECIPIENT, or any designated public agency.

- d. Clause of Governmental Ethics Certification of Absence of Conflict of Interests - The SUBRECIPIENT certifies that: (1) No public servant of the PRDOH has pecuniary interest in this contract. (2) No public servant of the PRDOH has solicited or accepted, directly or indirectly, for him (her), for any member of his family unit or for any other person, gifts, allowances, favors, services, donations loans or any other thing of monetary value. (3) No public servant of the PRDOH related to this transaction, asked for or accepted any good of economic value, from any person or organization as payment for the duties and responsibilities of his employment. (4) No public servant of the PRDOH has solicited, directly or indirectly, for him (her), any member of his family unit, neither for any other person, business or organization, any good of economic value, including gifts, loans, promises, favors or services in exchange for his(her) obligations and performance of said public employment, to influence or favor any organization. (5) No public servant of the PRDOH has kinship relationship, within the fourth degree of consanguinity and second by affinity, with nobody in public employment that has faculty to influence and to participate in the institutional decisions of this Agreement.

q
C4PP

61. CITIZEN GRIEVANCES

If the SUBRECIPIENT receives any complaint or grievance, it shall refer said complaint or grievance immediately to the PRDOH CDBG-DR/MIT Program so that PRDOH may respond appropriately.

62. TECHNICAL ASSISTANCE AND TRAININGS

The SUBRECIPIENT shall attend any and all technical assistance and/or trainings that the PRDOH requires from time to time at its discretion. Failure to attend may be considered as cause for termination.

63. DISASTER RELIEF ACCOUNT

Pursuant to Federal Register Vol. 85, No. 17, 85 FR 4681 (January 27, 2020), PRDOH must comply with an additional requirement imposed by an Order of October 26, 2017, granted by the United States District Court for the District of Puerto Rico, as may be amended from time to time. As required by the Order, grant funds or disaster relief funds received by the Commonwealth of Puerto Rico or other Non-Federal Entities (as defined by 2 C.F.R. § 200.69) shall be deposited solely into a Disaster Relief Account.

As a result, thereof, under the terms of the beforementioned Court order and under the conditions of this Agreement, any and all CDBG-DR/MIT funds subawarded by PRDOH to its SUBRECIPIENTS shall be deposited into a new, separate, non-co-mingled, unencumbered account held in the name of the SUBRECIPIENT. The funds shall be used solely for eligible activities. Further, the SUBRECIPIENT shall provide and make available to PRDOH any and all documentation related to such account.

64. ADDITIONAL SPECIFIC CONDITIONS

Notwithstanding the special conditions established in this SRA and its exhibits, in accordance with 2 C.F.R. § 200.208, PRDOH reserves the right and authority to impose additional specific conditions under any of the following circumstances:

ag
CAPP

- a) At the PRDOH's sole discretion when PRDOH finds that SUBRECIPIENT has a history of failure to comply with the general or specific terms and conditions applicable to the CDBG-DR and/or CDBG-MIT funds allocated under this or previous SRAs.
- b) When SUBRECIPIENT fails to meet expected performance goals under this SRA.
- c) When SUBRECIPIENT poses an increased risk for noncompliance based on factors including, but not limited to, financial stability, quality of management systems, history of performance under Federal awards, history of timeliness under Federal awards, history of conformance with terms and conditions of previous federal awards, and reports and findings from audits.
- d) When, in the PRDOH's sole discretion, such conditions are necessary to ensure timely and compliant performance under the CDBG-MIT Program.

Such additional specific conditions may include but are not limited to, withholding of authority to proceed to the next phase of an otherwise eligible Project, requiring additional detailed financial reports, requiring additional project monitoring, requiring the SUBRECIPIENT to obtain technical or management assistance, establishing additional prior approvals, or any other condition PRDOH deems reasonable and necessary to safeguard Federal funds or the PRDOH's interests.

Notice of additional specific conditions shall include, but not be limited to, the nature of the additional requirements, the reason why the additional requirements are being imposed, the nature of the action needed to remove the additional requirement (if applicable), and the time allowed for completion of the actions (if applicable).

65. OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 (OSH ACT)

The SUBRECIPIENT shall comply with the Occupational Safety and Health Act of 1970 (OSH Act) as supplemented by the Department of Labor regulations. This Act

created the Occupational Safety and Health Administration (OSHA). OSHA sets and enforces protective standards of safety and health in the workplace. Under the OSH Act, employers have a responsibility to provide a safe workplace.

Employers must comply with the 29 CFR 1910 General Obligations Clause of the OSH Act. This clause requires employers to maintain their workplaces free from serious recognized hazards. This includes the adoption of safety and health guidelines and the subsequent training of the employer's workforce in these.

Subrecipient whose Scope of Work includes construction activities must comply with the General Clauses, and also with provisions of 29 CFR 1926 "Construction Health and Safety Regulations". It shall be a condition of any contract for construction, alteration and/or repair, including painting and decorating, that no contractor or subcontractor for any part of the contract work shall require any worker or mechanic employed in the performance of the contract to work in an environment or in unhealthy, hazardous or dangerous working conditions to their health or safety.

END OF DOCUMENT

aj
CAPP



EXHIBIT G

SUBROGATION AND ASSIGNMENT PROVISIONS

HOME REPAIR, RECONSTRUCTION, OR RELOCATION (R3)

SINGLE-FAMILY MITIGATION (SF-MIT)

HOMEBUYER ASSISTANCE MITIGATION (HBA-MIT)

PATHSTONE CORPORATION (PATHSTONE)

1. General Provisions.

- a) The Parties acknowledge that the following provisions of this Exhibit are hereto incorporated by reference and made an integral part of the aforementioned Subrecipient Agreement as **Exhibit G**.
- b) Changes in the provisions of this Exhibit will require an amendment to the Subrecipient Agreement. Such amendment would result in the incorporation by reference of a modified **Exhibit G** to the Subrecipient Agreement.

2. Subrogation and Assignment Relating to Funds Received from the Puerto Rico Department of Housing – Home Repair, Reconstruction, or Relocation Program (R3), Single-Family Housing Mitigation Program (SFM), and Homebuyer Assistance Mitigation Program (HBA-MIT)

- a) These provisions are incorporated into the Subrecipient Agreement in consideration of the commitment by PRDOH to evaluate the Subrecipient's application for the award of disaster assistance funds (the "**Application**") or the Subrecipient's receipt of CDBG-DR or CDBG-MIT disaster recovery funds (the "**Grant Proceeds**") under the Program being administered by PRDOH.
- b) Subrecipient understands and acknowledges that the Program is subject to the provisions of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended, 42 U.S.C. §§ 5121-5207 (the "**Act**") and that, under such Act, the Subrecipient may only receive assistance to the extent that the Subrecipient has a disaster recovery need that is not fully met by insurance or other forms of disaster assistance. Subrecipient further acknowledges that

ay
C4PP

Subrecipient Agreement
Between PRDOH and PATHSTONE CORPORATION
For the Home Repair, Reconstruction, or Relocation Program (R3),
Single-Family Housing Mitigation Program (SFM), and
Homebuyer Assistance Mitigation Program (HBA-MIT) under CDBG-DR/MIT
Exhibit G: Subrogation and Assignment Provisions
Page 2 of 6

these provisions are intended to ensure that Subrecipient does not receive duplicate benefits available to the Subrecipient from another source, for the same purposes as the Grant Proceeds provided under the Program, and that, any assistance determined to be duplicative must be deducted from the Program's calculation of the Subrecipient's total need before awarding assistance.

- ay
C4PP
- c) Subrecipient hereby subrogates and assigns to PRDOH any and all of Subrecipient's future rights to, and any interest Subrecipient may have in, any reimbursement and all payments received or subsequently received from any grant, loan, insurance policy, or policies of any type (each individually, a "**Policy**" and collectively, the "**Policies**"), or under any subsidy, reimbursement or relief program related to or administered by the Federal Emergency Management Agency ("**FEMA**"), insurance payments, or any other federal, state or local government agency (each, individually, a "**Disaster Program**" and collectively, the "**Disaster Programs**") to the extent of all Grant Proceeds paid or to be paid under the Program and that are determined, in the sole discretion of PRDOH or its designated agent, to be a duplication of benefits ("**DOB**"). Any payments referred to in this paragraph, whether they are from Policies, FEMA, or any other source, and whether or not such amounts are a DOB, shall be referred to herein as "**Proceeds**"; any Proceeds that are determined to be a DOB shall be referred to herein as "**DOB Proceeds**".
- d) Subrecipient agrees that in the event that Subrecipient receives additional Proceeds related to disaster recovery that are not listed on the Duplication of Benefits Certification submitted in connection with the Application, Subrecipient will notify the PRDOH within **ten (10) working days** of receipt of the funds by sending a written notification to: HousingCDBG@vivienda.pr.gov. PRDOH will, in turn, determine, in its sole discretion, if such Proceeds constitute DOB Proceeds. If any of the Proceeds are determined to be DOB Proceeds, the Subrecipient shall pay PRDOH the DOB Proceeds, to be disbursed as provided in Section 3 of this Agreement.

3. Cooperation and Further Documentation.

- a) If PRDOH elects to pursue any of the claims Subrecipient has or may have under any Policies, Subrecipient agrees to assist and cooperate with PRDOH. Subrecipient's assistance and cooperation shall include, but shall not be limited to, allowing the suit to be brought in Subrecipient's name(s) and providing any additional documentation concerning such consent, giving depositions, providing documents, producing records and other evidence, testifying at trial, and any other form of assistance and cooperation reasonably requested by the PRDOH. Subrecipient also agrees to assist and cooperate in the attainment and collection of any DOB Proceeds that the Subrecipient would be entitled to under any applicable Disaster Assistance Program.
- b) If requested by PRDOH, Subrecipient agrees to execute such further and additional documents and instruments as may be requested to further and better subrogate and assign to PRDOH (to the extent of the Grant Proceeds paid to Subrecipient under the Program) the Policies, any amounts received under the Disaster Assistance Programs that are determined to be DOB Proceeds and/or any rights thereunder. Subrecipient further agrees to take, or cause to be taken, all actions and to do, or cause to be done, all things requested by the PRDOH to consummate and make effective the purposes of these provisions.
- c) Subrecipient expressly allows and authorizes PRDOH to request information from any company with which Subrecipient holds or held any insurance policy or policies of any type, any other company or entity -public or private- from which the Subrecipient has applied for or is receiving assistance (such as FEMA, or others), or any non-public or confidential information determined by PRDOH, in its sole discretion, to be reasonably necessary to monitor/enforce its interest in the rights subrogated and assigned to it under this Agreement, and grant consent to such company or entity to release said information to the PRDOH.

q
C4PP

4. Agreement to Turn Over Proceeds; Future Reassignment.

- a) If Subrecipient (or, to the extent permitted by superior loan documents, any lender to which DOB Proceeds are payable) hereafter receives any DOB Proceeds, Subrecipient agrees to promptly pay such amounts to PRDOH, if Subrecipient received Grant Proceeds under the Program in an amount greater than the amount Subrecipient would have received if such DOB Proceeds had been considered in the calculation of Subrecipient's award.
- b) In the event that Subrecipient receives or is scheduled to receive any Proceeds not listed on its Duplication of Benefits Certification ("**Subsequent Proceeds**"), Subrecipient shall pay such Subsequent Proceeds directly to the PRDOH, and PRDOH will determine the amount, if any, of such Subsequent Proceeds that are DOB Proceeds ("**Subsequent DOB Proceeds**"). Subsequent Proceeds shall be disbursed as follows:
- (i) If Subrecipient has received full payment of the Grant Proceeds, Subrecipient shall remit any Subsequent DOB Proceeds to PRDOH. PRDOH shall return to the Subrecipient any Subsequent Proceeds in excess of the Subsequent DOB Proceeds.
 - (ii) If Subrecipient has received no payment of the Grant Proceeds, PRDOH shall reduce the payment of the Grant Proceeds to Subrecipient by the amount of the Subsequent DOB Proceeds and shall return all Subsequent Proceeds in excess of the Subsequent DOB Proceeds to Subrecipient.
 - (iii) If Subrecipient has received a portion of the Grant Proceeds, the following shall occur: (A) PRDOH shall reduce the remaining payments of the Grant Proceeds and return Subsequent DOB Proceeds in such amount to the Subrecipient, and (B) Subrecipient shall remit any remaining Subsequent DOB Proceeds to PRDOH. PRDOH shall also return to the Subrecipient any Subsequent Proceeds in excess of the Subsequent DOB Proceeds.
 - (iv) If the PRDOH determines that Subrecipient does not qualify to participate in the Program or the Subrecipient decides not to participate in the

q
C4PP

Program, PRDOH shall return the Subsequent Proceeds to Subrecipient, and the Agreement shall terminate.

- c) Once PRDOH has recovered an amount equal to the Grant Proceeds paid to Subrecipient, PRDOH will reassign to Subrecipient any rights given to PRDOH under these provisions.

q
C4PP

5. Miscellaneous.

- a) Subrecipient hereby represents that all statements and representations made by Subrecipient regarding any Proceeds are true and correct, as of the date of the issuance of the Grant Proceeds.
- b) In any proceeding to enforce these provisions, PRDOH shall be entitled to recover all costs of enforcement, including PRDOH's attorney fees.
- c) The parties hereto each waive the right to have any judicial proceeding concerning any of the provisions hereof tried by a jury.
- d) Neither these provisions, nor any portion or provisions hereof may be changed, waived, or terminated orally or by any course of dealing, or in any manner other than by an agreement in writing, signed by all parties hereto and approved by PRDOH.
- e) These provisions, and the rights and obligations of the parties shall be governed and construed by federal law and the laws of the Government of Puerto Rico without giving effect to conflict of law provisions. Any action arising out of or related to this Subrogation and Assignment provisions shall be brought within the Government of Puerto Rico.
- f) The captions of the various sections of this Subrogation and Assignment provisions have been inserted only for the purpose of convenience; such captions are not a part of the Agreement and shall not be deemed in any manner to modify, explain, enlarge or restrict any provisions of this Subrogation.

Subrecipient Agreement
Between PRDOH and PATHSTONE CORPORATION
For the Home Repair, Reconstruction, or Relocation Program (R3),
Single-Family Housing Mitigation Program (SFM), and
Homebuyer Assistance Mitigation Program (HBA-MIT) under CDBG-DR/MIT
Exhibit G: Subrogation and Assignment Provisions
Page 6 of 6

- g) Subrecipient acknowledges that making a false, fictitious, or fraudulent statement or representation in this agreement is punishable under State and Federal law (18 U.S.C. 287, 1001, and 31 U.S.C. 3729), and shall constitute a separate criminal offense each time a public benefit is fraudulently received.
- h) Subrecipient acknowledges that they have been informed and understand the penalties for making a materially false or misleading statement to obtain CDBG-MIT funds under the Program or any other of the PRDOH's Programs.

END OF DOCUMENT

ay
CAPP



DEPARTMENT OF

HOUSING

GOVERNMENT OF PUERTO RICO

EXHIBIT H

NON-CONFLICT OF INTEREST CERTIFICATION

HOME REPAIR, RECONSTRUCTION, OR RELOCATION (R3)

SINGLE-FAMILY MITIGATION (SF-MIT)

HOMEBUYER ASSISTANCE MITIGATION (HBA-MIT)

PATHSTONE CORPORATION (PATHSTONE)

The Subrecipient certifies that to the best of its knowledge:

1. No public servant of this executive agency has a pecuniary interest in this agreement, contract, purchase, or commercial transaction.
2. No public servant of this executive agency has requested me or accepted from me, directly or indirectly, for him (her), for any member of his family unit or for any person, gifts, bonuses, favors, services, donations, loans or anything else of monetary value.
3. No public servant (s) requested or accepted any good of economic value, linked to this transaction, from any person of my entity as payment for performing the duties and responsibilities of their employment.
4. No public servant has requested from me, directly or indirectly, for him (her), for any member of his or her family unit, or for any other person, business, or entity, something of economic value, including gifts, loans, promises, favors or services in exchange for the performance of said public servant is influenced in my favor or of my entity.
5. I have no kinship relationship, within the fourth degree of consanguinity and second of affinity, with any public servant who has the power to influence and participate in the institutional decisions of this executive agency.

"I hereby certify under penalty of perjury that the foregoing is complete, true, and correct."

Signature

María G. Rodríguez Collazo

Printed Name

1/28/2026

Date

Director of Housing Programs

Position

ay
C4PP

Insurance Requirements and Bonding Specifications

Pathstone Corporation

Home Repair, Reconstruction, or Relocation (R3) Program

Community Development Block Grant – Disaster Recovery

Homebuyer Assistance Mitigation (HBA-MIT) Program

Single-Family Mitigation (SF-MIT) Program

Community Development Block Grant – Mitigation

Puerto Rico Department of Housing

cypp
A. Pathstone Corporation (SUBRECIPIENT) shall submit to the Puerto Rico Department of Housing (**PRDOH**), before the execution of the Subrecipient Agreement (**SRA**), all insurance policies and bonds required under this **SRA**.

1. (X) Puerto Rico Workers Compensation Insurance Policy

In accordance with the Puerto Rico Workers Compensation Act No. 45, to facilitate its acquisition, the Subrecipient shall provide a valid Certification of Insurance Policy from the State Insurance Fund Corporation addressed to the **PRDOH**.

2. (X) Commercial General Liability (Broad Form) including the following insurance coverage

COVERAGE	LIMIT
I. Commercial General Liability:	
• General Aggregate	\$2,000,000
• Each Occurrence	\$1,000,000
• Products - Completed Operations Aggregate	\$1,000,000
• Personal and Advertising Injury	\$1,000,000
• Contractual Liability	\$1,000,000
• Fire Legal Liability	\$100,000
• Medical Expense	\$10,000

Insurance Requirements and Bonding Specifications

Pathstone Corporation

Home Repair, Reconstruction, or Relocation (R3) Program
 Community Development Block Grant – Disaster Recovery
 Homebuyer Assistance Mitigation (HBA-MIT) Program
 Single-Family Mitigation (SF-MIT) Program
 Community Development Block Grant – Mitigation
 Puerto Rico Department of Housing

COVERAGE	LIMIT
II. Employer's Liability Stop Gap:	
• Bodily Injury by Accident	\$1,000,000
• Bodily Injury by Disease	\$1,000,000
• Policy Limit	\$1,000,000

ay
CAPP

3. (X) Comprehensive Automobile Liability Form including the following insurance coverages

LIMIT
<ul style="list-style-type: none"> • Auto Liability - \$1,000,000 • Physical Damages - \$1,000,000 • Medical Payments - \$ 10,000
The Commercial Auto cover must be applied to the following symbols:
<ul style="list-style-type: none"> • Liability Coverage -1 • Physical Damages – 2 and 8 • Hired – Borrowed Auto – 8 • Non-Owned Auto Liability – 9

4. (X) Employment Practices Liability

Limit - \$1,000,000

Insurance Requirements and Bonding Specifications

Pathstone Corporation

**Home Repair, Reconstruction, or Relocation (R3) Program
Community Development Block Grant – Disaster Recovery
Homebuyer Assistance Mitigation (HBA-MIT) Program
Single-Family Mitigation (SF-MIT) Program
Community Development Block Grant – Mitigation
Puerto Rico Department of Housing**

5. (X) Professional Liability or Errors & Omissions

(X) Professional Liability for Executive Coaching and Professional Advisor / Counseling Services and any other professional services related to the services must provide evidence of Professional Liability.

Limit - \$1,000,000

6. (X) Umbrella / Excess Liability

Limit - \$1,000,000

7. (X) Cyber Liability Coverage with data breach coverage

Limit - \$1,000,000

8. The policies to be obtained must contain the following endorsements including as additional insured the *Puerto Rico Department of Housing (PRDOH)*, *U.S. Department of Housing and Urban Development (HUD)*, and the *Government of Puerto Rico*.

(X)a. Breach of warranty

(X)b. Waiver and / or Release of Subrogation

(X)c. Additional Insured Clause

(X) d. Hold Harmless Agreement

(X) e. 60 Days Cancellation Clause

Insurance Requirements and Bonding Specifications

Pathstone Corporation

**Home Repair, Reconstruction, or Relocation (R3) Program
Community Development Block Grant – Disaster Recovery
Homebuyer Assistance Mitigation (HBA-MIT) Program
Single-Family Mitigation (SF-MIT) Program
Community Development Block Grant – Mitigation
Puerto Rico Department of Housing**

9. The insurance carrier or carriers, which will present said certificates of insurances, must have at least a B+ Rating according to the Best Rating Guide.

B. IMPORTANT NOTICE TO INSURANCE AND SURETY COMPANIES AND THEIR REPRESENTATIVES

All insurance companies and all guarantors who issue policies or bonds under our special contractual conditions are subject to the following:

1. Be authorized to do business within the Commonwealth of Puerto Rico and have the corresponding license issued by the Commissioner of Insurance.
2. To be enjoying a good economic situation and to be classified under the Category of B+ Rating according to the Best Rating Guide.
3. Submit to the **PRDOH** a written certification as evidence of full payment of premiums by the Contractor. Mention each risk coverage premium separately.
4. Avoid sub-contractual obligations of premium financing or any other kind, which may be detrimental to the public interest.
5. Avoid any request for cancellation by the contractor prior to the expiration date of the policy, without the consent of the Contract Division of the **PRDOH**: Discuss any refund of unearned premium.
6. Follow all Federal Bail and Acceptance Insurance Regulations, when applicable.

Insurance Requirements and Bonding Specifications

Pathstone Corporation

**Home Repair, Reconstruction, or Relocation (R3) Program
Community Development Block Grant – Disaster Recovery
Homebuyer Assistance Mitigation (HBA-MIT) Program
Single-Family Mitigation (SF-MIT) Program
Community Development Block Grant – Mitigation
Puerto Rico Department of Housing**

- ay
CYP
7. Indicate in the appropriate place of all insurance policies and/or bonds, the full description of the project, work or service to render.
 8. Not to make any amendments to insurance policies and bonds issued under the special conditions mentioned above, unless approved by the Insurance Section of the **PRDOH**.
 9. To ensure that all insurance policies or bonds are issued to comply with all of our special insurance conditions with respect to the period of coverage, type of risk coverage, as well as all limits, as specified, and also to eliminate those exclusions in accordance with our request.
 10. Clarify any questions regarding insurance requirements by any means of communication with the Insurance Section of the **PRDOH** under the Secretary for Legal Affairs.

C. EVIDENCE OF INSURANCE COVERAGE OF EACH SUBCONTRACTOR TO BE SUBMITTED BY THE SUCCESSFUL BIDDER AS THE PRIME CONTRACTOR:

The **SUBRECIPIENT**, as the prime contractor, has the duty to require each of the subcontractors or sub-subcontractors to maintain in force all insurance policies and/or bonds necessary to cover their individual participation in the risks related to the subcontracted work or service rendered.

Therefore, we emphasize that prior to commencing work or receiving written notice to proceed with such work or being authorized to commence work the successful prime contractor has the

Insurance Requirements and Bonding Specifications

Pathstone Corporation

**Home Repair, Reconstruction, or Relocation (R3) Program
Community Development Block Grant – Disaster Recovery
Homebuyer Assistance Mitigation (HBA-MIT) Program
Single-Family Mitigation (SF-MIT) Program
Community Development Block Grant – Mitigation
Puerto Rico Department of Housing**

responsibility to provide the **PRDOH** with evidence to the effect that all insurance and/or bonds required under the special conditions or required under the subcontract to each of the subcontractors or sub-subcontractors are current and duly approved by the Contract Division of the **PRDOH**.

All insurance policies shall remain in effect for the entire contractual period, so that with any order of change and/or amendment resulting in alteration of the original project completion date or total original cost. The prime contractor shall take the necessary steps to request the insurer to include such changes in all related insurance policies and/or bonds and to submit evidence by appropriate endorsements with effective dates. Cancellations without consent are not accepted.

The **PRDOH** reserves the right to stop any work or service under contract until the breach of these requirements has been remedied, so that any delay in the performance of the contract based on any breach of the insurance coverage requirements shall be deemed the sole responsibility of the Main Contractor.

D. CONFLICT OR DIFFERENCE BETWEEN THE SPECIFICATIONS OF THE TENDERING, PROCEDURE AND SPECIAL INSURANCE CONDITIONS AND BONDS, AS PER INSURANCE REQUIREMENTS

In the event of any conflict or difference in the description of coverage or in amounts or limits, etc., with respect to insurance requirements, the "*Special Conditions of Insurance and Bonds*" as set forth in this **Insurance Requirements** shall prevail over any other insurance specifications.

Insurance Requirements and Bonding Specifications

Pathstone Corporation

**Home Repair, Reconstruction, or Relocation (R3) Program
Community Development Block Grant – Disaster Recovery
Homebuyer Assistance Mitigation (HBA-MIT) Program
Single-Family Mitigation (SF-MIT) Program
Community Development Block Grant – Mitigation
Puerto Rico Department of Housing**

E. CERTIFICATE OF CONTRACT DIVISION

21
CYP

We hereby certify, to our best knowledge and understanding, that we have prepared the aforementioned “*Insurance and Bonds Special Conditions*” after a proper evaluation of the related risks, based on the information of the nature of the project and description submitted to us, as requested by the Contracting Program through a written application.

PRDOH reserves the right to modify any Insurance Requirements at any time, in accordance with the Program’s needs.

DESCRIPTION OF THE SERVICES:

PATHSTONE CORPORATION

**Home Repair, Reconstruction, or Relocation (R3) Program
Homebuyer Assistance Mitigation (HBA-MIT) Program
Single-Family Mitigation (SF-MIT) Program**

January 22, 2026

Date

María M. Rivera Nieves

**María M. Rivera Nieves
Insurance Specialist
CDBG-DR/MIT Program**