

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The **Form HUD-50075-5Y** is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.
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A.1 **PHA Name:** Guam Housing and Urban Renewal Authority **PHA Code:** GQ001

PHA Plan for Fiscal Year Beginning: (MM/YYYY): 10/2024

The Five-Year Period of the Plan (i.e. 2019-2023): 2025-2029

PHA Plan Submission Type: 5-Year Plan Submission Revised 5-Year Plan Submission

Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

The PHA 5-Year Plan (the Plan) was made available to the public for review and comment from (provide dates) via (1) electronically on GHURA’s website at www.ghura.org, and (2) hard copies located at GHURA’s main office lobby, the AMP Site Base offices, and the Guma Trankilidat office. The specific office locations are listed below. In addition, the Plan is available via the GHURA website shown at the bottom of the list.

- GHURA Main Office: (671) 475-1330, 117 Bien Venida Avenue, Sinajana, Guam 96910
- AMP1: (671) 477-9823, Paquito Street, Toto Gardens, Toto, Guam 96910
- AMP2: (671) 789-9062, 10 JC Rojas Street, Yona, Guam 96915
- AMP3: (671) 565-9854, Pagachao Drive, Agat, Guam 96915
- AMP4: (671) 475-1395, 27 Doni Lane, Toto Gardens, Toto, Guam 96910
- Guma Trankilidat: (671) 646-6301, 145 Trankilidat St., Tumon, Guam 96913
- Section 8 FSS Coordinators: (671) 475-1333 or (671) 475-1339
- GHURA Website: www.ghura.org

PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B.	Plan Elements. Required for <u>all</u> PHAs completing this form.
B.1	<p>Mission. State the PHA’s mission for serving the needs of low-income, very low-income, and extremely low-income families in the PHA’s jurisdiction for the next five years.</p> <p>The Guam Housing and Urban Renewal Authority (GHURA/the Authority) is Guam’s Public Housing Agency (PHA). As its mission, GHURA continues “to promote the health, safety and welfare of its people by the elimination of slum and blight conditions, by the orderly redevelopment and renewal of communities, by proper planning of community development and by provision of safe, decent and sanitary dwellings for low-income families, through all available federal and local governmental programs and through encouragement of private enterprise to participate in the common task of community improvement.” (<i>ref. GCA Title 12, Chapter 5 §5101(g)</i>)</p> <p>On this foundation of the Authority’s mission, low-, very-low, and extremely low-income families in Guam will directly benefit from efforts to sustain or improve the physical condition of existing affordable housing stock and engagements to improve the socio-economic conditions of the defined populations. The Authority’s aim is to ensure that families in need of assistance by GHURA are afforded the best available housing and community living opportunities.</p>

B.2

Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income, very low-income, and extremely low-income families for the next five years.

Goal 1: Maximize the current resources for housing programs

- Objective 1: Maintain occupancy at no less than 97% (adjusted for units in modernization) each fiscal year for Public Housing.
- Objective 2: Continue to maintain occupancy at no less than 100% each fiscal year for Section 8 program.

Goal 2: Improve the Public Housing Assessment System Score to achieve a high performer score

- Objective 1: Increase the Score under the Physical Assessment Subsystem (PASS), Financial Assessment Subsystem (FASS), Management Assessment Subsystem (MASS), and Capital Fund Subsystems (CFSS) of the PHAS.

Goal 3: Maintain High Performer status under Section 8 Management Assessment Program (SEMAP).

- Objective 1: Continue to maintain High Performer status under SEMAP.

Goal 4: Improve the Quality of Assisted Housing

- Objective 1: Annually assess and update the policies regarding the Public Housing Admissions and Continued Occupancy Policy (ACOP) and the Section 8 Administrative (Admin) Plan to implement any new statutory or regulatory requirements.
- Objective 2: Concentrate on efforts to improve specific management functions by delivering quality customer and maintenance services to public housing residents, implementing preventive maintenance efforts, and review options to ensure economic viability of GHURA's 750 public housing units.
- Objective 3: Evaluate internal procedures to minimize fraud within the Housing Authority programs.
- Objective 4: Continue the applicability of EIV's Income Information and Verification Reports (i.e. Multiple Subsidy Report, Identity Verification Report, Immigration Report, and Income Validation Tool Report).
- Objective 5: Renovate or modernize public housing units by (1) implementing the Capital Fund Program 5-Year Action Plan in accordance with available funding, and (2) utilizing contractors for projects presented in the CFP 5-Year Action Plan.
- Objective 6: Conduct a Green Physical Needs Assessment and Energy Audit every five years to evaluate the existing conditions of the housing stock including a random selection of units, common areas, offices, site improvements, and program areas.
- Objective 7: Provide radon education to residents and conduct testing at all 750 public housing units.
- Objective 8: Abate or encapsulate lead-based paint, and relocate all families with children under six, who are in immediate proximity to lead-based paint, to unaffected units.

Goal 5: Provide an improved living environment

- Objective 1: Implement public housing security improvements, such as increasing lighting, video surveillance, tenant participation with Resident Associations, and crime prevention through environmental design features.
- Objective 2: Redevelop public housing and other properties through public/private partnerships, with updated or new amenities for residents, such as public spaces and parking.

- Objective 3: Work with outside agencies to adopt supportive services to allow elderly tenants to age in place.
- Objective 4: Enforce non-smoking policy and establish or continue to coordinate with Resident Advisory Board (RAB) and community programs for smoking cessation.
- Objective 5: Encourage and support the formation of resident associations.
- Objective 6: May apply for grants and other funding sources to provide additional services for public housing programs.
- Objective 7: May modernize and/or redevelop public housing developments using CFP, RAD program, and/or any other available tool.
- Objective 8: May request extension of grant obligations and expenditure deadlines as it may deem necessary.

Goal 6: Encourage Self-Sufficiency

- Objective 1: Establish and maintain relationships with community partners for educational, child care, health care, homeownership, financial literacy/management, budgeting, and other services for opportunities to promote self-sufficiency.
- Objective 2: Assist tenants in training and employment opportunities by promoting and monitoring all contractors to comply with Section 3 requirements.
- Objective 3: Develop a robust Section 3 program which includes a system to track Section 3 efforts and results.
- Objective 4: Establish a Section 3 Registry for businesses to find potential low-income individuals for employment opportunities.
- Objective 5: Continue marketing efforts to develop the Family Self Sufficiency programs.

Goal 7: Increase assisted housing choices:

- Objective 1: Conduct proactive outreach and build relationships with other governmental agencies, landlords, non-profits, and other businesses to partner to increase options for low-income residents.
- Objective 2: Provide information on the feasibility of homeownership, and other affordable housing options to increase the housing choices for public housing residents.
- Objective 3: Assess and implement policies and procedures, where necessary, to ensure the needs of housing residents are being met within the properties.
- Objective 4: Inform Public Housing residents of latest HUD policy and guideline changes.
- Objective 5: Provide measures and opportunities to increase the income of residents to complement de-concentration and income-mixing.
- Objective 6: Pursue grant opportunities to fund self-sufficiency coordinator positions through HUD grants or other available sources.

Goal 8: Ensure equal opportunity and affirmatively further fair housing:

- Objective 1: Undertake affirmative measures to ensure equal access to assisted housing regardless of race, color, religion, sex, national origin, creed, age, actual or perceived sexual orientation, gender identity, history of domestic violence, marital status, familial status, HIV infection and disability.
- Objective 2: Continue to implement the Section 504 and ADA transition plans.
- Objective 3: Train and implement Limited English Proficiency (LEP) training with all staff and to non-English speaking and/or Limited English Proficiency speaking groups with an interpreter available on federal and state fair housing laws.

- Objective 4: Implement the action plan set forth in the Fair Housing Analysis of Impediments.
- Objective 5: Develop a Homelessness Prevention Initiative that includes management’s utilization of emergency rental assistance, financial management tools and supportive living services such as mental health and other wellness programs with the focus on those high-risk individuals, such as the homeless, youth, domestic violence victims, human trafficking survivors and the elderly.

Goal 9: Increase customer satisfaction

- Objective 1: Automate more functions to provide increased quality of service such as web-based applications, increase web capabilities, portals and interactive voice response systems.
- Objective 2: Increase the number residents paying rent through electronic transfer.

Goal 10: Improve the delivery of housing through cost effective office management and operational efficiency:

- Objective 1: Continue to automate major operation components of electronic software such as work order processing and tracking, materials, inventory, and fixed assets to improve the efficiency and accuracy of financial accounting and reporting.
- Objective 2: Continue to upgrade the computer network infrastructure with faster, more reliable, and redundant connections to increase overall productivity.
- Objective 3: Implement a content management system for more efficient retrieval of documents stored electronically on the network.
- Objective 4: Update or revise policies, including but not limited to changes on admissions, continued occupancy, management, rent collections, write offs, inspections, no smoking, occupancy guidelines, citizen sponsors, transfers, waiting lists, and self-sufficiency to improve the management of public housing and create healthier communities.
- Objective 5: Increase operational efficiencies through consultation with the Resident Advisory Board and other resident organizations to comply with regulatory/statutory requirements and/or the requirement to establish discretionary policies.
- Objective 6: Review updated HUD regulations to adopt changes meant to reduce administrative costs, increase program efficiency, improve tenant benefits, or foster self-sufficiency.
- Objective 7: Continue to implement energy efficient cost saving measures on all properties.
- Objective 8: Work with community departments and higher education programs to pursue options to improve the quality of housing, living environment, and service programs.

B.3

Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.

Goal 1: Maintain or increase the availability of decent, safe, and affordable housing.

1. Utilized Operating Reserves for Development upgrades and resident services.
Some funds from the Operating Reserves were used to improve and upgrade the public housing developments, such as other project-specific activities include, but are not limited to, improving curb appeal (maintenance costs, non-routine, or capital expenses).
2. Pursued renovation and rehabilitation of Public Housing using the Capital Fund Program.
Vacant units that are beyond the capabilities of maintenance and require extensive work were deferred to modernization. Such modernization work included upgrades to electrical panel boxes, bathroom, kitchen, sewer line replacements, replacing exterior doors with aluminum.
3. Pursued alternative funding for renovation and rehabilitation of Public Housing.
GHURA did not pursue the Rental Assistance Demonstration Program (RAD) or the Capital Fund Financing Program (CFFP). GHURA did apply for the Emergency Safety and Security Grant (ESSG) and the Housing Related Hazards Capital Fund Program (HRHCFP) grant. Both grants are part of the Public Housing Capital Fund Program.
 - The ESSG grant of \$250,000 will be used to address a safety emergency which requires the purchase and installation of high-density cameras and improving site lighting at high crime areas.
 - The HRHCFP of \$5 million will be used to address the education, training, testing, and remediation of radon, mold, and mildew in our public housing units.
4. Continued to administer the Housing Choice Voucher (HCV) Program.
 - a. GHURA continued to provide housing assistance to Guam's very low to low-income households. For FYI 2023-2024, the U.S. Department of Housing and Urban Development (HUD) provided GHURA with an authorized budget of more than 42 million dollars to fund 2,718 rental assistance vouchers. The per unit cost during the assessed period is approximately \$1,500.

Housing Choice Voucher (HCV) Program
GHURA implements 2,108 Housing Choice Program vouchers, with an additional five awarded in 2023 (2,113 vouchers) and is 97% leased up. The purpose of the Section 8 HCV Program is to provide rental assistance to eligible families in the private housing market. The U.S. Department of Housing and Urban Development (HUD) defines the statutory and regulatory requirements of the HCV program and is the primary funding source for the assistance. Housing authorities are allowed to include discretionary policies in the program's operation to avail local laws, and these policies must be included in the agency's Administrative Plan (Admin Plan). The Admin Plan is a document approved by the GHURA's Board of Commissioners.
 - b. Supported voucher mobility.
The HCV program offers mobility to eligible families because they may search for suitable housing anywhere in the agency's jurisdiction and other jurisdictions within the fifty states and territories of the United States if there is a housing agency that administers the Housing Choice Voucher Program.
 - c. Provided outreach and education to current and potential landlords.
The Section 8 Division revived the Landlord Briefing Seminar in February 2024 after being dormant due to COVID. It is available to all landlords and property managers within GHURA's jurisdiction. The seminar has informational topics to include an overview of the Section 8 Voucher Program, the benefits of partnering with Section 8, and landlord responsibilities and requirements to meet

standards for a decent, safe, and sanitary unit. This seminar is also utilized to present any updates to the program that will affect the landlords (i.e., the NSPIRE module).

- d. Implemented the Section 8 Homeownership Program.
- e. Conducted outreach to encourage participation in the Family Self Sufficiency Program.
- f. Continued support of the Veterans Administration Supportive Housing (VASH), Mainstream, Non-Elderly Disabled (NED), and Project Based Voucher (PBV) programs.

HUD-Veterans Affairs Supportive Housing (VASH) Program

The VASH is a referral-basis program between the GHURA and the Department of Veteran Affairs (VA). Guam received housing assistance funding for 76 VASH vouchers, with 61 actively leased. The partnership permits chronically homeless veterans to receive housing assistance and case management from VA. It is a worthwhile program, and GHURA aims to continue to work with the Veterans Affairs Office to help our homeless veterans and their families afford decent, safe, and sanitary housing.

Mainstream (MS) Housing Program

Guam received funding for 15 Mainstream Housing Program vouchers, with an additional 15 vouchers awarded in 2023 (30 vouchers), and all vouchers are 100% leased up. The Mainstream Program is a referral basis through a partnership with non-profit service providers, including the Department of Integrated Services for Individuals with Disabilities (DISID), Guam Behavioral Health and Wellness Authority, and other service providers for persons with disabilities. These vouchers are intended for non-elderly persons between the ages of 18 and 61 with disabilities who are transitioning out of institutional or other segregated settings, at serious risk of institutionalization, homeless, or at risk of becoming homeless.

Non-Elderly Disabled (NED) Program

Like the Mainstream Program, the NED Program is a referral basis program. Guam currently has 175 Non-Elderly Disabled vouchers, with 165 leased. The NED vouchers assist low-income, non-elderly disabled families and individuals with permanent housing. The recipients of NED vouchers are non-elderly head of household, co-head, or spouse that is disabled.

Project-Based Voucher (PBV) Program

Guam has 112 Project-based Program vouchers, which are 98% leased up. The Project-based units consist of 56 one-bedroom and 56 two-bedroom subsidized units for elderly renters ages 62 years and older. Section 8 PBV was established on a private and public partnership between GHURA and the Guam Facilities Foundation, Inc. (GFFI). GHURA provides the subsidy, and GFFI is the landlord for the units. GFFI is responsible for leasing and maintaining the units. Unlike the Section 8 tenant-based program, the Project-Based subsidy is attached to specific units; the assistance does not move with the family. Under this program, all 112 units are located at the Summer Town Estates in Dededo.

- g. Continued partnership in the Family Unification Program (FUP) with the Department of Public Health and Social Services. Continued support and monitoring of Emergency Housing Voucher (EHV) Program.

Family Unification Program (FUP)

FUP vouchers are for families for whom the lack of adequate housing is a primary factor in the imminent placement (1) of the family's child or children in out-of-home care; and (2) of the delay in discharge of child or children to the family from out-of-home care. This program also includes an 18-month Voucher for youth at least 18 years old and not more than 21 years old who left foster care at age 16 or older and who do not have adequate housing. The FUP is available only to families who are referred by the Department of Health and Social Services (DPHSS), Division of Public

Welfare (DPW), and Bureau of Social Services Administration (BOSSA). Guam has 130 FUP vouchers, which are currently 99% leased.

The Section 8 Division resurrected the Renter's 101 Seminar in February 2024 and is available for voucher program participants. The seminar aims to inform participants about the primary Renter's responsibilities, such as housekeeping, budgeting, being a good neighbor and tenant, and reviewing family obligations to comply with program requirements. The seminar is available throughout the year and extended to Section 8 New Admissions participants and other GHURA housing program participants.

Emergency Housing Voucher (EHV) Program

Guam has 87 Emergency Housing Vouchers (EHV), which are 100% leased up. The EHV program is available to assist individuals and families who are homeless, at risk of homelessness, fleeing or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or were recently homeless or have a high risk of housing instability. Continuum of Care (COC) and other referring agencies determine whether the individual or family meets the eligibility criteria described in Notice PIH 2021-15 and then refer the family to GHURA. According to Section 13 of the Notice PIH 2021-15, reissuance (i.e., vouchers issued upon turnover) of EHV's closed on September 30, 2023. This provision does not impact existing families and their continued assistance. The funds appropriated for the EHV program are available for obligation by HUD until September 30, 2030.

Goal 2: Improve community quality of life and economic vitality.

1. Maintained compliance with new criteria and requirements of the PHAS (Public Housing Assessment System) and SEMAP (the Section 8 Management Assessment Program).
2. Under SEMAP, GHURA earned the rating of a High Performer, as follows:
 - a. 2019 – 93% (Oct 2018 – Sept 2019)
 - b. 2020 – 93% (Oct 2019 – Sept 2020) – 2019 score rolled over
 - c. 2021 – 93% (Oct 2020 – Sept 2021) – 2019 score rolled over
 - d. 2022 – 93% (Oct 2021 – Sept 2022)
 - e. 2023 – 95% (Oct 2022 – Sept 2023)
3. Administered four Asset Management Property (AMP) sites by evaluating overall AMP site performance and the sustainability of current subsidy levels.
4. Assessed measures and opportunities to de-concentrate poverty and promote mixed-income communities.
5. Opened the waiting list for the Section 8 Housing Choice Voucher on
6. Opened the waiting lists for the Asset Management Properties on
7. Continued to routinely write-off bad debt balances and to identify fraud related accounts receivables.

Goal 3: Promote self-sufficiency and asset development of families and individuals.

1. Pursued sustained funding for the HCV Family Self-Sufficiency (FSS) Program.
2. Pursued new funding to secure FSS Program activities to Public Housing tenants to sustain the PH ROSS (Rental Opportunities and Self-Sufficiency) Service Coordinator for elderly residents, and to sustain the Multi-family Service Coordinator services to the elderly residents of Guma' Trankilidat.
3. Promoted employment opportunities for eligible and qualified residents under Section 3 of the HUD Act of 1968.

Between 2019 and 2023, the FSS Program successfully graduated 12 families, paying out over \$117,000.00 in escrow savings. Final goals achieved included obtaining degrees, opening small businesses, purchasing vehicles, and homeownership.

At year's end, FSS Program Coordinators supported a total of 141 program participants/families. This includes 109 families from the Section 8, Housing Choice Voucher (HCV) program, with the remaining 32 from the Public Housing Program. Currently, 64% of Section 8 FSS families and 55% of Public Housing FSS families are escrow holders.

Through continued collaborative efforts with the Program Coordinating Committee (PCC) partners, FSS Program Coordinators organized numerous seminars/workshops which provide the groundwork for all FSS participants to hone their budgeting skills. These partnerships provided important courses such as Pathways to Homeownership for first time homebuyers, Homeownership Counseling, Homebuyers Education Course, Loan Affordability Analysis, ABCs of Credit, credit repair, in addition to Basic Budgeting and Credit Workshops.

FSS Program Coordinators worked diligently to ensure that participants maintain motivation toward attaining financial independence, and achieving their goals. Coordinators diligently seek out effective, alternative training programs, workshops and seminars, as well as identify additional resources within the community intended to enhance and cultivate the FSS program, improve financial literacy, expand homeownership opportunities and improve access to affordable housing for all FSS participants.

4. Supported and collaborated with the Guam Workforce Investment Board and other local organizations to promote employment options for eligible residents.

Goal 4: Ensure equal opportunity in housing for families living in assisted housing.

1. Engaged site management in continuing education on issues of equal housing opportunity and affirmatively furthering fair housing.
2. Provided Fair Housing training to landlords.
3. Continued to improve the distribution of Fair Housing information.
4. Undertook affirmative measures to ensure program access to all persons regardless of race, color, religion, national origin, sex, familial status, and disability.

Goal 5: Serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, stalking, and human trafficking.

1. Continued to implement applicable provisions of the Violence Against Women Act (VAWA).

Goal 6: Improve housing delivery system.

1. Provided on-going training to staff on program requirements and changes.
2. Maintained and developed effective reporting systems to improve operational efficiency.
3. Assessed annually GHURA's policies regarding continued occupancy in public housing.

B.4

Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities, objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.

The Violence against Women Act (VAWA) provides special protections for victims of domestic violence, dating violence, sexual assault, stalking, and human trafficking who are applying for or receiving assistance under the public housing program.

Although the VAWA 2022 statute does not specifically include human trafficking in the list of victims protected under VAWA, in 2022 HUD began including human trafficking as part of the list of victims protected under VAWA (as seen in Notices PIH 2022-06, PIH 2022-22, and PIH 2022-24). In the absence of a final rule implementing VAWA 2022 and to mirror HUD's recent usage, this policy includes human trafficking in addition to domestic violence, dating violence, sexual assault, and stalking anywhere such a list appears.

GHURA will post the following information regarding VAWA in its offices and on its website. It will also make the information readily available to anyone who requests it.

- A notice of occupancy rights under VAWA to public housing program applicants and participants who are or have been victims of domestic violence, dating violence, sexual assault, or stalking (Form HUD-5380, see Exhibit 16-1)
- A copy of form HUD-5382, Certification of Domestic Violence, Dating Violence, Sexual Assault, or Stalking and Alternate Documentation (see Exhibit 16-2)
- A copy of the PHA's emergency transfer plan (Exhibit 16-3)
- A copy of HUD's Emergency Transfer Request for Certain Victims of Domestic Violence, Dating Violence, Sexual Assault, or Stalking, Form HUD-5383 (Exhibit 16-4)
- The National Domestic Violence Hot Line: 1-800-799-SAFE (7233) or 1-800-787-3224 (TTY) (included in Exhibit 16-1)
- Contact information for local victim advocacy groups or service providers

The ACOP adopts a preference for a family that includes a family member who is a victim of domestic violence, dating violence, sexual assault, stalking, or human trafficking who has either been referred by a partnering service agency or consortia or is seeking an emergency transfer from the Section 8 Housing Choice Voucher Program or other covered housing program (AMP) operated by GHURA.

C. Other Document and/or Certification Requirements.

C.1 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

**DEFINITION OF SUBSTANTIAL AMENDMENT AND
SIGNIFICANT AMENDMENT/MODIFICATION
2025 PHA PLAN AND 2024 CAPITAL FUND PROGRAM**

The Guam Housing and Urban Renewal Authority (GHURA) considers a Significant Amendment and Substantial Deviation/Modification to the Plan as a discretionary change in the plan or policy of the Authority that fundamentally alters the mission, goals, objectives or plans of the Authority. Any significant amendment or substantial deviation/modification will require the Authority to submit a revised PHA 5-year plan that has met full hearing process requirements and the formal approval of the GHURA Board of Commissioners. The Authority defines significant amendment and substantial deviation/modification as:

- Any change in the planned or actual use of federal funds for activities that would prohibit or redirect the Authority’s mission, goals, and objectives.
- A need to respond immediately to Acts of God beyond the control of the Authority, such as earthquakes, civil unrest, or other unforeseen significant events.
- A mandate from Guam government officials, specifically the governing Board of Commissioners of the Authority, to modify, revise, or delete the long-range goals and objectives in the program.
- A substantial deviation does not include any changes in the U.S. Department of Housing and Urban Development (HUD) rules and regulations, which require or prohibit changes to activities listed in the PHA.
- A Significant Amendment or Substantial Deviation/Modification to the PHA Five-Year and Annual Plan is defined as: Changes of a significant nature to the rent or admissions policies, or the organization of the waiting list not required by federal regulatory requirements as to effect a change in the Public Housing Admissions and Continued Occupancy Policy (ACOP) and the Section 8 Housing Choice Voucher Program Administrative Plan.

Significant Amendment/Modification to Capital Fund Program

GHURA considers a “significant amendment/modification” to the Capital Fund Program (CFP) 5-Year and Annual Plan as a discretionary change in the plan or policy of the Authority that fundamentally alters the mission, goals, objectives or plans of the Authority. Any significant amendment/modification will require the Authority to submit a revised CFP 5-Year Plan that has met full hearing process requirements and the formal approval of the GHURA Board of Commissioners. Specifically, the following will be considered to constitute a significant amendment/modification:

Any addition or change in the planned or actual use of federal funds for non-emergency work items exceeding 30% of the total grant (items not included in the current CFP Five-Year Action Plan); and
 Any change with regard to demolition or disposition, designation, homeownership programs, Rental Assistance Demonstration (RAD) conversion, Capital Fund Financing Program (CFFP), development or mixed finance or conversion activities.

An exception to this definition will be made for any of the above that are adopted to reflect changes in HUD regulatory requirements. HUD will not consider such changes as significant amendment.

<p>C.2</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p>C.3</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.4</p>	<p>Required Submission for HUD FO Review.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>

D. Affirmatively Furthering Fair Housing (AFFH).

D.1

Affirmatively Furthering Fair Housing. (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

Fair Housing Goal:
<i>Describe fair housing strategies and actions to achieve the goal</i>

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Instructions for Preparation of Form HUD-50075-5Y - 5-Year PHA Plan for All PHAs

- A. PHA Information.** All PHAs must complete this section. (24 CFR § 903.4)
- A.1** Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **Five-Year Period** that the Plan covers, i.e. 2019-2023, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.
- PHA Consortia:** Check box if submitting a Joint PHA Plan and complete the table.
- B. Plan Elements.**
- B.1 Mission.** State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. (24 CFR § 903.6(a)(1))
- B.2 Goals and Objectives.** Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. (24 CFR § 903.6(b)(1))
- B.3 Progress Report.** Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. (24 CFR § 903.6(b)(2))
- B.4 Violence Against Women Act (VAWA) Goals.** Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. (24 CFR § 903.6(a)(3)).
- C. Other Document and/or Certification Requirements.**
- C.1 Significant Amendment or Modification.** Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32, REV 2.
- C.2 Resident Advisory Board (RAB) comments.**
- (a) Did the public or RAB have comments?
- (b) If yes, submit comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR § 903.17(b), 24 CFR § 903.19)
- C.3 Certification by State or Local Officials.**
Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.
- C.4 Required Submission for HUD FO Review.**
Challenged Elements.
- (a) Did the public challenge any elements of the Plan?
- (b) If yes, include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.
- D. Affirmatively Furthering Fair Housing.**
(Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)
- D.1 Affirmatively Furthering Fair Housing.** The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing" Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.
- Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D.; nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average 1.64 hours per year per response or 8.2 hours per response every five years, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality.