



U.S. Department of Housing and Urban Development

Honolulu Field Office
1132 Bishop Street, Suite 1400
Honolulu, Hawaii 96813
<http://www.hud.gov>

SEP 05 2014

Mr. Michael J. Duenas
Executive Director
Guam Housing and Urban
Renewal Authority
117 Bien Venida Avenue
Sinajana, Guam 96910

Dear Mr. Duenas:

SUBJECT: Guam Housing and Urban Renewal Authority – GQ001
Five-Year and Annual Plan for Fiscal Year Beginning October 1, 2014

This letter is notification that the Guam Housing and Urban Renewal Authority's (GHURA) Five-Year and Annual Plan for Fiscal Year Beginning October 1, 2014, is approved. The approval of the Five-Year and Annual Plan does not constitute an endorsement of the strategies and policies outlined in the Plan. In providing assistance to families under the programs covered under this Plan, the Guam Housing and Urban Renewal Authority will comply with the rules, standards and policies established in its Plan, as provided in the 24 Code of Federal Regulations Part 903 and other applicable regulations.

The approved Five-Year and Annual Plan and all required attachments and documents must be made available for review and inspection at GHURA's Main Office and its six satellite offices during normal business hours. In previous years, HUD has posted an electronic version of GHURA's approved Plan on the PHA Plans Web page. This is to advise that the PHA Plans Web page is not available to post the approved Plans. The Plan for Fiscal Year Beginning October 1, 2014 is to be available at your office until the next submission of the Annual Plan or unless HUD approves a significant amendment or modification requested by you during the fiscal year.

If you have any questions regarding the Annual Plan or the information contained in this letter, please contact Darlene Kaholokula, Public Housing Revitalization Specialist, by email at darlene.l.kaholokula@hud.gov or at (808) 457-4670.

Sincerely,

A handwritten signature in black ink, appearing to be "Jesse Wu", written over the word "Sincerely,".

Jesse Wu
Director
Office of Public Housing



GHURA

Guam Housing and Urban Renewal Authority
Aturidat Ginima' Yan Rinueban Siudat Guahan
117 Bien Venida Avenue, Sinajana, GU 96910
Phone: (671) 477-9851 · Fax: (671) 300-7565 · TTY: (671) 472-3701



July 9, 2014

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Governor of Guam

Ray Tenorio
Lt. Governor of Guam

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Roland M. Selvidge
Resident Commissioner

Michael J. Duenas
Executive Director

Frank J.C. Camacho
Deputy Director

Mr. Jesse Wu, Director
Office of Public and Indian Housing, Honolulu Field Office
U.S. Department of Housing & Urban Development
1132 Bishop Street, Suite 1400
Honolulu, HI 96813

SUBJECT: Guam's FY2014 PHA 5-Year Plan

Hafa Adai Mr. Wu:

The Guam Housing and Urban Renewal Authority (GHURA) is pleased to submit the Guam's PHA 5-Year Plan. The following items are provided now for your review.

- Form HUD-50075, Standard PHA 5-Year Plan and Annual Plan
- Form HUD-50075.1 FFY 2014 Annual Statement
- Capital Fund Five-Year Action Plan
- Annual Statements Parts I and II
- Form HUD-50077, Certification of Compliance
- Form HUD-50077-SL, Consistency with the Consolidated Plan
- Form HUD-50070, Certification for a Drug-Free Workplace
- Form HUD-50071, Payments to Influence Federal Transactions
- Form SF-LLL, Disclosure of Lobbying Activities
- Section 504 Compliance Report

In addition, GHURA will forward the following companion documents upon receipt of the finalized reports.

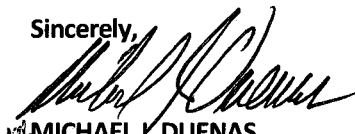
- Green Physical Needs Assessment
- Energy Audit

Our consultant had express posted these documents and they should arrive shortly.

GHURA conducted a 45-day public comment period which began on 22 April 2014. In addition to thrice publicizing in a local newspaper of general circulation, the Plan was distributed through GHURA's main office location and 6 satellite sites (including the 4 Asset Site-Based Management Properties throughout the island) and via the Authority's website at www.ghura.org. No comments from the general public were received. Several requests for clarification and minor correction were received from staff and management.

I can be reached at mjduenas@ghura.org or 671.475.1378 at any time, should you wish to discuss.

Sincerely,


MICHAEL J. DUENAS
Executive Director

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
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1.0	PHA Information PHA Name: <u>Guam Housing and Urban Renewal Authority</u> PHA Code: <u>GQ001</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>10/2014</u>												
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>750</u> Number of HCV units: <u>2,515</u>												
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only												
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)												
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program <table border="1"> <tr> <th>PH</th> <th>HCV</th> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> <tr> <td></td> <td></td> </tr> </table>	PH	HCV						
PH	HCV												
	PHA 1:												
	PHA 2:												
	PHA 3:												
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.												
5.1	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: The Guam Housing and Urban Renewal Authority (GHURA/the Authority) is Guam's Public Housing Agency (PHA). As its mission, GHURA is 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>) 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 the PHA are afforded the best available housing and community living opportunities.												

5.2	<p>Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>Synopsis: To serve the particular needs of low-, very-low, and extremely-low income families, GHURA will engage in:</p> <ol style="list-style-type: none"> 1. Activities to sustain the existing affordable housing stock <ol style="list-style-type: none"> a. Through maintenance, repair, and renovation b. Through participation in the Rental Assistance Demonstration Program (RAD) 2. Activities to increase the stock of affordable housing 3. The identification and engagement in neighborhood revitalization and stabilization activities, to <ol style="list-style-type: none"> a. Address the physical condition of challenged properties and b. Improve the socio-economic conditions of neighborhood residents <p>Goals:</p> <ol style="list-style-type: none"> 1. Increase the availability of decent, safe, and affordable housing and provide more choices in housing <ol style="list-style-type: none"> a. Apply for available funding to Housing Programs b. Maintain compliance with new criteria and requirements of the PHAS (Public Housing Assessment System) and SEMAP (the Section 8 Management Assessment Program) c. Pursue renovation and rehabilitation of Public Housing through the use of the Capital Fund Program d. Pursue alternative funding for renovation and rehabilitation of Public Housing <ol style="list-style-type: none"> i. Low Income Housing Tax Credit ii. Rental Assistance Demonstration Program e. Continue to administer the Housing Choice Voucher (HCV) Program <ol style="list-style-type: none"> i. Support voucher mobility ii. Provide outreach and education to potential landlords iii. Implement the Section 8 Homeownership Program iv. Conduct outreach to encourage participation in the Family Self Sufficiency Program v. Continue support of the Veterans Administration Supportive Housing (VASH) program vi. Continue partnership in the Family Unification Program (FUP) with the Dept. of Public Health and Social Services vii. Continue support of the Mainstream Program 2. Improve community quality of life and economic vitality <ol style="list-style-type: none"> a. Apply for available funding to Housing Programs b. Maintain compliance with new criteria and requirements of the PHAS (Public Housing Assessment System) and SEMAP (the Section 8 Management Assessment Program) c. Administer four Asset Management Property (AMP) sites <ol style="list-style-type: none"> i. Evaluate overall AMP site performance and the sustainability of current subsidy levels d. Assess measures and opportunities to de-concentrate poverty and promote mixed-income communities e. Increase security to PHA properties, with a focus on improving AMP site security <ol style="list-style-type: none"> i. Engage law enforcement in partnership to increase security to resident housing areas. ii. Increase site security overall through greater use of technology and perimeter security measures. 3. Promote self-sufficiency and asset development of families and individuals <ol style="list-style-type: none"> a. Pursue sustained funding for the HCV Family Self-Sufficiency (FSS) Program, pursue 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 b. Promote employment opportunities for eligible and qualified residents under Section 3 of the HUD Act of 1968 and the Violence Against Women and Justice Department Reauthorization Act of 2005 c. Seek, support, and collaborate with the Guam Workforce Investment Board and other local organizations to promote employment options for eligible residents 4. Alleviate the extensive wait list of HCV/S8 program applicants by implementing the conversion of the tenant selection process to a lottery mechanism. 5. Ensure equal opportunity in housing for families living in assisted housing <ol style="list-style-type: none"> a. Engage site management in continuing education on issues of equal housing opportunity and affirmatively furthering fair housing 6. Serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking <ol style="list-style-type: none"> a. Continue implementation of applicable provisions of the Violence Against Women Act (VAWA)
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6.0	<p>PHA Plan Update</p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <ol style="list-style-type: none"> 1. Approval of Fiscal Year 2014 Operating and Administrative Budget for the HCV Program 2. Approval of Fiscal Year 2014 Operating Budgets for Public Housing Asset Management Project sites all - Central, Southeast, Southwest, and Northern. (GQ-000001, GQ-000002, GQ-000003, and GQ-000004) 3. Green Physical Needs Assessment 4. Section 504 Assessment 5. Capital Fund 5-Year Plan (FFY 2014-2018) 6. Statement Defining Significant Amendment/Modification to the Capital Fund Program 7. HCVP Section 8 Admin Plan <ol style="list-style-type: none"> a. (April 2013) The GHURA Board of Commissioners approved changes designed to minimize the impact of the 2013 budget sequestration. Such changes included: <ol style="list-style-type: none"> i. An amendment was added to change the occupancy standards to include 24 CFR 982.401(C)(d)(2)(ii), which states that a living room may be used as a sleeping space, but no more than two persons may occupy the space. The reason for the change is to minimize the impact of sequestration by decreasing the assistance amount per family as opposed to terminating families due to budget constraints. ii. An amendment was added to change the requirement of a physical inspection of HQS deficiencies of failed units to allow GHURA to accept documentation such as receipts, photos, and certified statements from landlords via email, or fax that cited deficiencies have been corrected under failed HQS units. The amendment states that if the documentation as cited does not satisfy the requirement, the inspector may at his/her discretion require a physical re-inspection to verify that the deficiencies have been corrected. iii. An amendment was added to include language that would allow GHURA the option to deny incoming portability due to the agency's inability to manage additional caseloads due to insufficient funding. iv. An amendment was added to deny the addition of other "adult" members to the household during the term of the contract. Additions can only be made during annual re-examination. 8. Flat Rent Significant Amendment The GUAM HOUSING AND URBAN RENEWAL AUTHORITY (GHURA) hereby amends its flat rent policies to comply with the statutory changes contained within, Public Law 113 – 76, the Fiscal Year 2014 Appropriation Act. The GHURA will set the flat rental amount for each public housing unit that complies with the requirement that all flat rents be set at no less than 80 percent of the applicable Fair Market Rent (FMR) adjusted, if necessary, to account for reasonable utilities costs. The new flat rental amount will apply to all new program admissions effective June 1, 2014. For current program participants that pay the flat rental amount, the new flat rental amount will be offered, as well as the income-based rental amount, at the next annual rental option. The GHURA will place a cap on any increase in a family's rental payment that exceeds 35 percent, and is a result of changes to the flat rental amount as follows: <ol style="list-style-type: none"> a. Multiply the existing flat rental payment by 1.35 and compare that to the updated flat rental amount b. The PHA will present two rent options to the family as follows: <ol style="list-style-type: none"> i. The lower of the product of the calculation and the updated flat rental amount; or ii. The income-based rent. <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p>The 5-Year and Annual PHA Plan were made available to the public at GHURA's Main Office and at each of six satellite offices (including all four Asset Management Project sites), the Guma' Trankilidat site office, and the Community Planning and Development offices in Hagatna. The specific office locations are listed here. In addition, the 5-Year and Annual Plan is available via the GHURA website shown at the bottom of the list.</p> <p>GHURA Main Office: 117 Bien Venida Avenue, Sinajana, GU 96910 AMP 1, Central Site Base, 23 Paquito Street, Toto Gardens, Toto, GU 96910 AMP 2, Southeast Site Base, 10 JC Rojas Street, Yona, GU 96915 AMP 3, Southwest Site Base, Pagachao Drive, Agat, GU 96915 AMP 4, Northern Site Base, 27 Doni Lane, Toto Gardens, Toto, GU 96910 Guma Trankilidat, 145 Pale San Vitores Road, Tumon, GU 96913 Community Planning and Development (CPD), 414 West Soledad Avenue, GCIC Building, Suite 306A, Hagatna, GU 96910 GHURA Website: www.ghura.org</p>
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7.0	<p>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i></p> <p><u>Hope VI, Mixed Finance Modernization or Development</u> GHURA is not currently engaged in HOPE VI, Mixed Finance Modernization or Development</p> <p><u>Demolition and/or Disposition, Conversion of Public Housing</u> The HUD Rental Assistance Demonstration (RAD) Program is under continuing review by GHURA. GHURA's aim is to determine its applicability and benefit to the island's inventory of Public Housing. Participation in the RAD Program would see the conversion of Public Housing properties to a HCV/S8 project-based voucher assistance program. The RAD Program is a key component of the HUD Office of Public and Indian Housing's rental housing preservation strategy, working to preserve the nation's stock of deeply affordable rental housing, and to promote efficiency within and among HUD programs to build strong, stable communities.</p> <p><u>Homeownership Programs</u> GHURA HCV Program does have in its construct a HCV Section 8 Homeownership Program. Implemented since 2004, the program affords participants the opportunity to build skills and financial resources to support homeownership. The program is administered through the operations of HCV Family Self-Sufficiency. GHURA intends to expand its Family Self Sufficiency program in support of homeownership by applying</p> <p><u>Project-based Vouchers</u> GHURA administers the Guma' Trankilidat facility and program serving 49 elderly or adult-disabled residents. The program operates in accordance with the HUD Office of Multifamily Housing Programs and U.S. Dept. of Agriculture (USDA) Office of Rural Development (RD). GHURA acquired Guma' Trankilidat through a Section 515 Program Loan from USDA.</p> <p>GHURA will pursue the conversion of tenant-based vouchers to project-based vouchers in support of affordable housing developments awarded through the Low-Income Housing Tax Credit (LIHTC) program. No more than twenty percent (20%) of the total number of GHURA's tenant-based voucher authorizations may be converted. Project-basing is consistent with the goals of the PHA Plan, specifically, to "Increase the availability of decent, safe, and affordable housing and provide more choices in housing".</p> <p>GHURA will monitor and assess current and future LIHTC-awarded developments seeking HCV project-based voucher awards. Such developments will be evaluated in accordance with approved policies and plans. Reasonableness and necessity will be evaluated when reviewing the potential of utilizing project-based vouchers to increase availability of affordable housing to eligible and qualified island residents.</p>
8.0	<p>Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p>Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>HUD-50075.1 forms are attached here for Capital Fund Program grant numbers GQ08P00150114, GQ08P00150113, and GQ08P00150112.</p>
8.2	<p>Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>Guam's Capital Fund Program Five-Year Action Plan beginning with GQ08P00150114 is attached.</p>
8.3	<p>Capital Fund Financing Program (CFFP).</p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p> <p>Not applicable to GHURA.</p>

Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

Guam seeks to increase the supply of affordable housing for individuals, families, and elderly persons at or below 80% of HUD's Area Median Income (AMI) level for Guam. Individuals at the extremely-low, very-low, and low-income levels represent the target market for affordable housing initiatives and those availing themselves of public housing and tenant-based voucher opportunities.

GHURA must consider ways to sustain quality homes now and in years to come beyond the economic life of the existing stock. The average age of GHURA's Public Housing stock is 30 years. The reasonable economic lifespan of a typical concrete home is approximately 50 years. Given a harsh tropical climate, the aging stock is not just a concern for GHURA's affordable units, but is also impacting the continued viability of other government-sponsored affordable housing. An aging stock calls to mind accessibility modifications, improvements in materials and industry innovation (design, energy efficiency, et al.) since initial development.

Guam's aging population brings to bear the need for an increased in efforts to address affordable housing options for elderly individuals seeking independent living suitable for their needs.

Occupancy levels for Public Housing is consistently high. The HCV/S8 program maintains an equally high rate of voucher issuance, limited only by the dollars authorized. Wait list figures consistently and vigorously outpace the number of available units for nearly every site.

Occupancy Levels - HCV/S8, PH (by site), and Guma' Trankilidat

Units	HCV/S8	AMP1	AMP2	AMP3	AMP4	GT
Total	2525	158	163	195	234	49
Available	2233	158	163	162	233	48
Percentage	88%	100%	100%	83%	99%	98%

9.0

Wait List (No. of applicants, by income)

	Extremely-Low (30% AMI)	Very-Low (50% AMI)	Low (80% AMI)	Above 80% AMI	Total
HCV/S8	2104	10	67	290	2471
AMP1	489	75	11	2	577
AMP2	124	21	4	1	150
AMP3	131	18	6	1	156
AMP4	429	44	9	3	485
GT	73	6	0	0	79

Wait List (No. of applicants, by bedroom size)

	1	2	3	4	5	6
AMP1	90	221	170	66	31	2
AMP2	2	64	50	17	17	1
AMP3	2	70	42	32	12	0
AMP4	1	84	171	101	70	61

GHURA continues to analyze and assess data from the 2010 Guam Decennial Census. The Census provides the most comprehensive source of statistical data on housing and population. Guam is in the final year of its current Consolidated Plan/5-Year Strategic Plan (PY2010-2014). The next five-year Consolidated Plan (ConPlan) is in early development now, due mid-year 2015 for submission to HUD for review and approval. GHURA is the lead entity responsible for coordination and oversight of the ConPlan development process.

9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>To address the need to sustain the available housing stock, GHURA will assess the merits of the Rental Assistance Demonstration (RAD) program for renovation or possible redevelopment of Public Housing. GHURA will work to maximize the number of affordable units available to the PHA (1) shortening the turnover time for vacated units, (2) reducing the time needed to renovate public housing units, (3) maintaining (at a minimum), or actually increasing the HCV lease-up rate by marketing programs to owners as potential landlords.</p> <p>To address the need to increase the available supply of affordable housing, GHURA leverages its limited federal funds with those of other organizations (govt., private, NGOs). GHURA is the designated State Housing Agency (SHA) for Guam in the administration of the Low-Income Housing Tax Credit (LIHTC) Program as authorized under Section 42 of the U.S. Internal Revenue Service. The LIHTC is a source of federal tax credits issues to qualified developers of affordable rental housing. In the most recent competition cycle, additional points were awarded for projects designed to address the need for affordable housing for the elderly. GHURA continually seeks out opportunities to increase the number of affordable housing units through application for additional HCV/S8 program vouchers, the support of organizations in the application of competitive HUD-VASH (Veterans Affairs Supportive Housing) Vouchers, and to work with NGO's to support the provision of permanent supportive housing to the individuals with disabilities and the homeless.</p> <p>The current number of authorized HCV/S8 vouchers totals 2515 and is inclusive of both Mainstream and HUD-VASH vouchers. Concurrently, the HCV/S8 program wait list consistently approaches twice (2x) the total number of vouchers available for eligible and qualified applicants. The annual turnover rate is an estimated five percent, or nearly 150 vouchers. GHURA believes that there persists an unreasonable expectation of timely assistance that is the result of this disparity between actual available vouchers and those in need of voucher assistance. As a result, GHURA will pursue changes to wait list management, including the conversion of the process to a lottery mechanism.</p> <p>Programmatically, GHURA will review the current preferences for its programs and determine if such targets are still needed. Should targets be no longer needed, or if preferences be added or revised, steps will be taken to update necessary documents, including the Authority's ACOP (Admission and Continued Occupancy Plan), the HCV/S8 Administrative Plan, and Tenant Selection Plan.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>With the long-term preservation of affordable housing as the goal, the GHURA Board of Commissioners directed management to actively pursue participation in the RAD Program for Guam. The Board of Commissioners recognizes the questions of trends in future public housing funding, property management industry best practices, mixed financing options, etc. Management will complete the implementation assessment process with consideration of cost-benefit analyses, local and federal legal issues, sociological impacts to tenants and communities, within reasonable and achievable timelines. The deadline to complete the assessment process for implementing policy for the conversion to RAD is 2014 in order for GHURA to begin the conversion process by 2015.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>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:</p> <ul style="list-style-type: none"> 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 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 HCV/Section 8 Housing Choice Voucher Program Administrative Plan

11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. – See Below (g) Challenged Elements – See Below (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)
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(f) Resident Advisory Board (RAB) comments. The realignment of Public Housing to asset management resulted in the discontinuance of the RAB. GHURA Property Site Management continues to outreach to residents of each property site to seek and encourage resident participation. These efforts to date have been largely unrewarded. GHURA will assess its current outreach efforts and will continue to pursue and encourage resident participation.

- (g) Challenged Elements.
1. Chronic underfunding and the effects of sequestration
 2. Aging infrastructure. Most of GHURA's PH inventory is over 30 years old. While routine maintenance has been effective in keeping the units viable, overall, an older housing stock requires increased funding to mitigate the effects of time and years of wear and tear on the units, common facilities, and underlying supportive infrastructure.
 3. Regulatory constraints
 4. Demand for better services, more services
 5. Lack of reliable public transportation. Guam is a community built upon personal private transportation. Yet many in our community are without this basic need. The availability of public transportation is limited in routes and impacted by an aged fleet of vehicles. Transportation is a significant deciding factor in choosing among housing options. This is particularly true when considering access to the job market.
 6. Limited job training and employment opportunities. Employment is elemental to any discussion of self-sufficiency and improvement to the quality of life. Guam is a community in continuing recovery from a protracted economic downturn.

In the face of these challenges, GHURA then focuses on nine key areas:

1. Preservation of public housing stock and the overall stock of affordable housing
2. Pursuit of the development of new mixed-use/mixed-income housing opportunities
3. Ensuring financial stability in all programs
4. Timely expedition of maintenance and repair needs
5. Strengthening the skills of the Property Site Managers to improve the Asset Management Properties
6. Improving safety and security for PH residents and PHA properties
7. Connect residents to critical services available within our communities
8. Improving customer service throughout GHURA
9. Creation of a high-performing PHA in GHURA

Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 8/31/2011

Part I: Summary		HA Name GUAM HOUSING AND URBAN RENEWAL AUTHORITY		Grant Type and Number CFP Grant No. GQ08P00150114 RHP Grant No. N/A Date of CFP: N/A	FFY of Grant: FFY of Grant Approval: FY2014
Type of Grant / X / Original Annual Statement / / Reserve for Disasters/Emergencies / / Performance and Evaluation Report for Period Ending: / / Final Performance and Evaluation Report:					
LINE NO.	SUMMARY BY DEVELOPMENT ACCOUNT	TOTAL ESTIMATED COST	REVISD*	TOTAL ACTUAL COST	
1	Total Non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations (may not exceed 20% of line 20)	0.00	0.00	0.00	0.00
3	1408 Management Improvements	1.00	0.00	0.00	0.00
4	1410 Administration (may not exceed 10% of line 20)	125,055.00	0.00	0.00	0.00
5	1411 Audit	750.00	0.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	85,000.00	0.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	1.00	0.00	0.00	0.00
10	1460 Dwelling Structures	1,039,743.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment - Nonexpendable	0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
17	1499 Development Activities	0.00	0.00	0.00	0.00
18a	1501 Collateralization or Debt Service paid by the PHA	0.00	0.00	0.00	0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00	0.00	0.00	0.00
19	1502 Contingency (may not exceed 8% of line 20)	0.00	0.00	0.00	0.00
20	AMOUNT OF ANNUAL GRANT (sum of lines 2-19)	1,250,550.00	0.00	0.00	0.00
21	Amount of line 20 Related to LBP Activities	0.00	0.00	0.00	0.00
22	Amount of line 20 Related to Section 504 Activities	0.00	0.00	0.00	0.00
23	Amount of line 20 Related to Security-Soft Costs	0.00	0.00	0.00	0.00
24	Amount of line 20 Related to Security-Hard Costs	0.00	0.00	0.00	0.00
25	Amount of line 20 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00
Signature of Executive Director: <i>[Signature]</i>		Signature of Public Housing Director: <i>[Signature]</i>		Date: 05/13/2014	
X MICHAEL J. DUENAS, Executive Director		Jesse W. [Signature]		Form HUD-50075.1 (4/2008)	

- 1 - To be completed for the Performance and Evaluation Report
2 - To be completed for the Performance and Evaluation Report or a Revised Annual Statement
3 - PHAs with under 250 units in management may use 100% of CFP Grants for operations
4 - RHP funds shall be included here

Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 8/31/2011

Part II: Supporting Pages											
PHA Name: GUAM HOUSING AND URBAN RENEWAL AUTHORITY											
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Dev Acct No.	Qty	Grant Type and Number			Total Actual Cost		Status of Work		
				CFP Grant No. GQ08P00150114	RHF Grant No.: N/A	CFPP (Yes/No): NO	Original	Revised ¹		Funds Obligated ²	Funds Expended ²
PHA-WIDE	Management Improvements Rental Assistance Demonstration Planning and Training	1408			\$ 1.00						
	CFP ACCOUNT NO. 1408:				\$ 1.00						
PHA-WIDE	Administration AMP1 AMP2 AMP3 AMP4	1410			\$ 26,349						
		1410			\$ 27,175						
		1410			\$ 32,514						
		1410			\$ 39,017						
	CFP ACCOUNT NO. 1410:				\$ 125,055						
PHA-WIDE	Audit Costs	1411	1		\$ 750						
	CFP ACCOUNT NO. 1411:				\$ 750						
FEES AND COSTS	Fees and Costs AE Manager Inspector WCO Sundry (Direct Costs)	1430			\$ 25,000						
		1430.1			\$ 47,000						
		1430.1			\$ 6,000						
		1430.1			\$ 7,000						
	CFP ACCOUNT NO. 1430:				\$ 85,000						
PHA WIDE	Site Improvement	1450			\$ 1.00						
	CFP ACCOUNT NO. 1450:				\$ 1.00						

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement
² To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 8/31/2011

Part II: Supporting Pages									
PHA Name:									
GUAM HOUSING AND URBAN RENEWAL AUTHORITY									
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Dev Acct No.	Qty	Grant Type and Number			Total Actual Cost		Status of Work
				CFP Grant No.	GQ08P00150114	RHF Grant No.: N/A	Funds Obligated2	Funds Expended2	
				CFPP (Yes/No): NO	Total Estimated Cost	Revised1			
PHA WIDE GQ000001-AMP1 Sin, AH, MM, Asn	Dwelling Structures	1460							
	Vacancy Reduction	1460	3		90,000.00				
	504 Compliance (New Requirements)		8		100,809.00				
	Energy Conservation Measures		14		28,000.00				
	Kitchen		3		7,500.00				
	Bathroom		3		6,000.00				
	Electrical				1.00				
GQ000002-AMP2 Ina, Tal, Yona	Sewer				1.00				
	Vacancy Reduction	1460	3		90,000.00				
	504 Compliance (New Requirements)		8		100,809.00				
	Energy Conservation Measures		15		30,000.00				
	Kitchen		3		7,500.00				
	Bathroom		3		6,000.00				
	Electrical				1.00				
GQ000003-AMP3 Agat, Uma, Mer	Sewer				1.00				
	Vacancy Reduction	1460	3		90,000.00				
	504 Compliance (New Requirements)		10		125,809.00				
	Energy Conservation Measures		17		34,000.00				
	Kitchen		4		10,000.00				
	Bathroom		4		8,000.00				
	Electrical				1.00				
GQ000004-AMP4 Toto, Ded	Sewer				1.00				
	Vacancy Reduction	1460	3		90,000.00				
	504 Compliance (New Requirements)		12		150,808.00				
	Energy Conservation Measures		21		42,000.00				
	Kitchen		5		12,500.00				
	Bathroom		5		10,000.00				
	Electrical				1.00				
					1,039,743				
					CFP ACCOUNT NO. 1460:				

To be completed for the Performance and Evaluation Report or a Revised Account Statement

1 - To be completed for the Performance and Evaluation Report or a Revised Annual Statement

2 - To be completed for the Performance and Evaluation Report.

form HUD-50075.1 (4/2008)

**Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 8/31/2011

Part III: Implementation Schedule for Capital Fund Financing Program					
HA Name					
GUAM HOUSING AND URBAN RENEWAL AUTHORITY					
Development Number/Name PHA Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Mgmt Improvements	12-May-16		12-May-18		
Administration	12-May-16		12-May-18		
Audit	12-May-16		12-May-18		
Fees and Costs	12-May-16		12-May-18		
Site Improvement	12-May-16		12-May-18		
Dwelling Structures	12-May-16		12-May-18		

form HUD-50075.1 (4/2008)

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.
Page 4



GHURA

Guam Housing and Urban Renewal Authority
Aturidat Ginima' Yan Rinueban Siudat Guahan
117 Bien Venida Avenue, Sinajana, GU 96910
Phone: (671) 477-9851 · Fax: (671) 300-7565 · TTY: (671) 472-3701



STATEMENT DEFINING SIGNIFICANT AMENDMENT/MODIFICATION TO CAPITAL FUND PROGRAM

GHURA considers a "significant amendment or modification" to the Capital Fund Program (CFP) 5-Year Action 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 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 Board of Commissioners. Specifically the following will be considered to constitute a significant amendment or modification:

- 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.
- Mandates from Local government officials, specifically the governing board of the Authority, to modify, revise, or delete the long-range goals and objectives of the program.
- Additions of non-emergency work items (items not included in the current CFP Annual Statement or 5-Year Action Plan)
- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities.
- A substantial deviation does not include any changes in HUD rules and regulations, which require or prohibit changes to activities listed herein.

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 amendments.

GHURA is considering participation in the Rental Assistance Demonstration (RAD) Program. The demonstration is a conversion of public housing units to project based rental assistance or project based vouchers. This constitutes a "significant amendment" to our 2013 Annual PHA Plan.

No other items in the original plan submitted and approved by HUD have been changed.

2014 Capital Fund

**Capital Fund Program
(CFP) Amendment
To The Consolidated Annual Contributions
Contract (form HUD-63012)**

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

Whereas, (Public Housing Authority) Guam Housing & Urban Renewal Authority GQ001 (herein called the "PHA")
and the United States of America, Secretary of Housing and Urban Development (herein called "HUD") entered into Consolidated Annual Contributions
Contract(s) ACC(s) Number(s) SF-272 dated 3/27/1987

Whereas, HUD has agreed to provide CFP assistance, upon execution of this Amendment, to the PHA in the amount to be specified below for the purpose of assisting the PHA in carrying out development, capital and management activities at existing public housing projects in order to ensure that such projects continue to be available to serve low-income families. HUD reserves the right to provide additional CFP assistance in this FY to the PHA. HUD will provide a revised ACC Amendment authorizing such additional amounts.

\$ \$1,250,550.00 for Fiscal Year 2014 to be referred to under Capital Fund Grant Number GQ08PD0150114
PHA Tax Identification Number (TIN): On File DUNS Number: On File

Whereas, HUD and the PHA are entering into the CFP Amendment Number 78

Now Therefore, the ACC(s) is (are) amended as follows:

1. The ACC(s) is (are) amended to provide CFP assistance in the amount specified above for development, capital and management activities of PHA projects. This CFP Amendment is a part of the ACC(s).
2. The PHA must carry out all development, capital and management activities in accordance with the United States Housing Act of 1937 (the Act), 24 CFR Part 905 (the Capital Fund Final rule) published at 78 Fed. Reg. 63748 (October 24, 2013), as well as other applicable HUD requirements.
3. The PHA has a HUD-approved Capital Fund Five Year Action Plan and has complied with the requirements for reporting on open grants through the Performance and Evaluation Report. The PHA must comply with 24 CFR 905.300 of the Capital Fund Final rule regarding amendment of the Five Year Action Plan where the PHA proposes a Significant Amendment the Capital Fund Five Year Action Plan.
4. For cases where HUD has approved a Capital Fund Financing Amendment to the ACC, HUD will deduct the payment for amortization scheduled payments from the grant immediately on the effective date of this CFP Amendment. The payment of CFP funds due per the amortization scheduled will be made directly to a designated trustee within 3 days of the due date.
5. Unless otherwise provided, the 24 month time period in which the PHA must obligate this CFP assistance pursuant to section 90(1) of the Act and 48 month time period in which the PHA must expend this CFP assistance pursuant to section 90(5) of the Act starts with the effective date of this CFP amendment (the date on which CFP assistance becomes available to the PHA for obligation). Any additional CFP assistance this FY will start with the same effective date.
6. Subject to the provisions of the ACC(s) and paragraph 3, and to assist in development, capital and management activities, HUD agrees to disburse to the PHA or the designated trustee from time to time as needed up to the amount of the funding assistance specified herein.
7. The PHA shall continue to operate each public housing project as low-income housing in compliance with the ACC(s), as amended, the Act and all HUD regulations for a period of twenty years after the last disbursement of CFP assistance for modernization activities for each public housing project or portion thereof and for a period of forty years after the last distribution of CFP assistance for development activities for each public housing project and for a period of ten years following the last payment of assistance from the Operating Fund to each public housing project.

However, the provisions of Section 7 of the ACC shall remain in effect for so long as HUD determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any public housing project(s) under the ACC(s) and which is not eligible for forgiveness, and provided further that, no disposition of any project covered by this amendment shall occur unless approved by HUD.

8. The PHA will accept all CFP assistance provided for this FY. If the PHA does not comply with any of its obligations under this CFP Amendment and does not have its Annual PHA Plan approved within the period specified by HUD, HUD shall impose such penalties or take such remedial action as provided by law. HUD may direct the PHA to terminate all work described in the Capital Fund Annual Statement of the Annual PHA Plan. In such case, the PHA shall only incur additional costs with HUD approval.

9. Implementation or use of funding assistance provided under this CFP Amendment is subject to the attached corrective action order(s).

(mark one): ☐ Yes ☒ No

10. The PHA is required to report in the format and frequency established by HUD on all open Capital Fund grants awarded, including information on the installation of energy conservation measures.

11. If CFP assistance is provided for activities authorized pursuant to agreements between HUD and the PHA under the Rental Assistance Demonstration Program, the PHA shall follow such applicable statutory authorities and all applicable HUD regulations and requirements. For ~~total conversion~~ of public housing projects, the provisions of Section 7 of the ACC shall remain in effect for so long as HUD determines there is any outstanding indebtedness of the PHA to HUD which arose in connection with any public housing project(s) under the ACC(s) and which is not eligible for forgiveness, and provided further that, no disposition or conversion of any public housing project covered by these terms and conditions shall occur unless approved by HUD. For ~~partial conversion~~, the PHA shall continue to operate each non-converted public housing project as low-income housing in accordance with paragraph 7.

12. CFP assistance provided as an Emergency grant shall be subject to a 12 month obligation and 24 month expenditure time period, respectively. CFP assistance provided as a Safety and Security or Natural Disaster grant shall be subject to a 24 month obligation and 48 month expenditure time period, respectively. The start date shall be the date on which such funding becomes available to the PHA for obligation. The PHA must record the Declaration(s) of Trust within 60 days of the effective date or HUD will recapture the funds.

The parties have executed this CFP Amendment, and it will be effective on 5/13/2014. This is the date on which CFP assistance becomes available to the PHA for obligation.

U.S. Department of Housing and Urban Development

By Jesse Wu Date: 05/13/2014

Title: Director

Previous versions obsolete

PHA (Executive Director or authorized agent)

By MICHAEL J. DUENAS

Date: 04/08/2014

Title: Executive Director

form HUD-63012-A 05/04/2008

Capital Fund Program Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary

GUAM HOUSING AND URBAN RENEWAL AUTHORITY				Locality (City/County&State)		/ X / Original 5-Year Plan / / Revision No.	
HA Name/Number	Development Number/Name HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: 2015 PHA FY: 2016	Work Statement for Year 3 FFY Grant: 2016 PHA FY: 2017	Work Statement for Year 4 FFY Grant: 2017 PHA FY: 2018	Work Statement for Year 5 FFY Grant: 2018 PHA FY: 2019	
A.	Physical Improvements Subtotal- #1460/#1450/#1465	See Annual Statement	\$1,024,739	\$1,024,739	\$1,024,739	\$1,024,739	
B.	Management						
C.	Improvements - #1408 PHA-Wide Non-Dwelling Structures/Equipment- #1470/1475		\$10,003	\$10,003	\$10,003	\$10,003	
D.	Administration - #1410 Other-#1411/#1430/#1495.1		\$5,001	\$5,001	\$5,001	\$5,001	\$5,001
E.	Operations - #1406		\$125,055	\$125,055	\$125,055	\$125,055	\$125,055
F.	Demolition		\$85,751	\$85,751	\$85,751	\$85,751	\$85,751
G.	Development		\$1	\$1	\$1	\$1	\$1
H.	Capital Fund Financing - Debt Service		\$0	\$0	\$0	\$0	\$0
I.	Total CFP Funds		\$0	\$0	\$0	\$0	\$0
J.	Total Non-CFP Funds		\$1,250,550	\$1,250,550	\$1,250,550	\$1,250,550	\$1,250,550
K.	Grand Total		\$1,250,550	\$1,250,550	\$1,250,550	\$1,250,550	\$1,250,550
L.							
M.							

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statement

Work Statement Year 1 FFY	Work Statement for Year 2015			Work Statement for Year 2016			Work Statement for Year 2017			Work Statement for Year 2018		
	Development No/Name	Qnty	Estimated Costs	General Description of Major Work Categories	Qnty	Estimated Costs	General Description of Major Work Categories	Qnty	Estimated Costs	General Description of Major Work Categories	Qnty	Estimated Costs
SEE ANNUAL STATEMENT	AMP1 (158 Units)-Agana Hts/Mongmong/Sinajana/Asan; AMP2 (163 Units)-Yona/ Talofoto/ Inarajan; AMP3 (195 Units)-Agat/ Merizo/Umatac; AMP4 (234 Units)- Toto/ Dededo											
	Lighting & Fixtures	75	\$22,500	Lighting & Fixtures	25	\$7,500	Lighting & Fixtures	45	\$13,500	Lighting & Fixtures	30	\$9,000
	Kitchen	75	\$187,500	Kitchen	25	\$62,500	Kitchen	45	\$113,332	Kitchen	30	\$75,000
	Bathroom	75	\$150,732	Bathroom	25	\$50,000	Bathroom	45	\$90,000	Bathroom	30	\$60,133
	Electrical	75	\$37,500	Electrical	115	\$345,000	Electrical	100	\$300,000	Electrical	103	\$309,000
	Interior Painting	75	\$90,000	Interior Painting	25	\$30,000	Interior Painting	45	\$54,000	Interior Painting	30	\$36,000
	Floor Tiles	75	\$39,000	Floor Tiles	25	\$13,000	Floor Tiles	45	\$23,400	Floor Tiles	30	\$15,600
	Doors/Frames/Security	75	\$37,500	Doors/Frames/Security	25	\$12,500	Doors/Frames/Security	45	\$22,500	Doors/Frames/Security	30	\$15,000
	Exhaust Fans	75	\$1	Exhaust Fans	25	\$1	Exhaust Fans	45	\$1	Exhaust Fans	30	\$1
	Windows/Frames/Shut/Sec	75	\$1	Windows/Frames/Shut/Sec	25	\$1	Windows/Frames/Shut/Sec	45	\$1	Windows/Frames/Shut/Sec	30	\$1
	Pest Control	50	\$1	Pest Control	75	\$44,233	Pest Control	80	\$48,000	Pest Control	30	\$1
	Exterior Painting	10	\$1	Exterior Painting	10	\$1	Exterior Painting	10	\$1	Exterior Painting	150	\$120,000
	Roof /Structural	10	\$1	Roof/Structural	10	\$1	Roof/Structural	10	\$1	Roof/Structural	10	\$1
	Vacancy Reduction	12	\$360,000	Vacancy Reduction	12	\$360,000	Vacancy Reduction	12	\$360,000	Vacancy Reduction	12	\$360,000
	504 Access (New Requirement)	10	\$1	504 Access (New Requirement)	10	\$1	504 Access (New Requirement)	10	\$1	504 Access (New Requirement)	10	\$1
#1460			\$924,738			\$924,738			\$1,024,737			\$999,738
#1406	Operations		\$1	Operations		\$1	Operations		\$1	Operations		\$1
#1408	Software		\$1	Software		\$1	Software		\$1	Software		\$1
	Mgmt Imp - Training		\$10,000	Mgmt Imp - Planning		\$10,000	Planning - Mgt Imp.		\$10,000	Mgmt Imp - Training		\$10,000
	Rental Asst. Demo (RAD)		\$1	Rental Asst. Demo (RAD)		\$1	Rental Asst. Demo (RAD)		\$1	Rental Asst. Demo (RAD)		\$1
	Homeownership		\$1	Homeownership		\$1	Homeownership		\$1	Homeownership		\$1
#1410	Administrative		\$125,055	Administrative		\$125,055	Administrative		\$125,055	Administrative		\$125,055
#1411	Audit Costs		\$750	Audit Costs		\$750	Audit Costs		\$750	Audit Costs		\$750
#1430	Fees and Costs		\$85,000	Fees and Costs		\$85,000	Fees and Costs		\$85,000	Fees and Costs		\$85,000
#1450	Site Improvements		\$100,000	Site Improvements		\$100,000	Site Improvements		\$100,000	Site Improvements		\$100,000
#1465	Appliances		\$1	Appliances		\$1	Appliances		\$1	Appliances		\$1
#1470	Non-dwelling		\$1	Non-dwelling		\$1	Non-dwelling		\$1	Non-dwelling		\$1
#1475	Hardware/Equipment		\$5,000	Hardware/Equipment		\$5,000	Hardware/Equipment		\$5,000	Hardware/Equipment		\$5,000
#1495.1	Relocation		\$1	Relocation		\$1	Relocation		\$1	Relocation		\$1
			\$325,812			\$325,812			\$225,813			\$250,812

**Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary			
HA Name GUAM HOUSING AND URBAN RENEWAL AUTHORITY	<table style="width:100%; border: none;"> <tr> <td style="width: 30%; border: none;">Grant Type and Number CFP Grant No. GQ08P00150113 RHF Grant No. N/A Date of CFP: N/A</td> <td style="width: 70%; border: none;">FFY of Grant: FFY 2013 FFY of Grant Approval: FY2013</td> </tr> </table>	Grant Type and Number CFP Grant No. GQ08P00150113 RHF Grant No. N/A Date of CFP: N/A	FFY of Grant: FFY 2013 FFY of Grant Approval: FY2013
Grant Type and Number CFP Grant No. GQ08P00150113 RHF Grant No. N/A Date of CFP: N/A	FFY of Grant: FFY 2013 FFY of Grant Approval: FY2013		
Type of Grant			
/ / Original Annual Statement / / Reserve for Disasters/Emergencies / / Revised Annual Statement (Revision No. _1a_) / / Performance and Evaluation Report for Period Ending: January 2014 / / Final Performance and Evaluation Report:			
LINE NO.	SUMMARY BY DEVELOPMENT ACCOUNT	TOTAL ESTIMATED COST	TOTAL ACTUAL COST¹
		ORIGINAL	OBLIGATED
1	Total Non-CFP Funds	0.00	0.00
2	1406 Operations (may not exceed 20% of line 20) ³	0.00	0.00
3	1408 Management Improvements	100,000.00	0.00
4	1410 Administration (may not exceed 10% of line 20)	108,958.00	0.00
5	1411 Audit	750.00	81,718.50
6	1415 Liquidated Damages	0.00	0.00
7	1430 Fees and Costs	75,271.00	73,045.00
8	1440 Site Acquisition	0.00	0.00
9	1450 Site Improvement	0.00	0.00
10	1460 Dwelling Structures	780,600.00	0.00
11	1465.1 Dwelling Equipment -- Nonexpendable	24,000.00	47,931.00
12	1470 Nondwelling Structures	0.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00
14	1485 Demolition	0.00	0.00
15	1492 Moving to Work Demonstration	0.00	0.00
16	1495.1 Relocation Costs	0.00	0.00
17	1499 Development Activities ⁴	0.00	0.00
18a	1501 Collateralization or Debt Service paid by the PHA	0.00	0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00	0.00
19	1502 Contingency (may not exceed 8% of line 20)	0.00	0.00
20	AMOUNT OF ANNUAL GRANT (sum of lines 2-19)	1,089,579.00	202,694.50
21	Amount of line 20 Related to LBP Activities	0.00	0.00
22	Amount of line 20 Related to Section 504 Activities	0.00	0.00
23	Amount of line 20 Related to Security-Soft Costs	0.00	0.00
24	Amount of line 20 Related to Security-Hard Costs	0.00	0.00
25	Amount of line 20 Related to Energy Conservation Measures	0.00	0.00
Signature of Executive Director X MICHAEL J. DUENAS Executive Director		Date 07/04/2014	
Signature of Public Housing Director 		Date 	

1 - To be completed for the Performance and Evaluation Report
 2 - To be completed for the Performance and Evaluation Report or a Revised Annual Statement
 3 - PHAs with under 250 units in management may use 100% of CFP Grants for operations
 4 - RHF funds shall be included here

**Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part II: Supporting Pages

PHA Name: GUAM HOUSING AND URBAN RENEWAL AUTHORITY				Grant Type and Number CFP Grant No. GQ08P00150113 CFPP (Yes/No): NO				Federal FY of Grant FFY 2013	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Dev Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²		
PHA-WIDE	Management Improvements Physical Needs Assessment AMP1 AMP2 AMP3 AMP4 Energy Audit AMP1 AMP2 AMP3 AMP4 Rental Assistance Demonstration	1408	158	\$ -	\$ -				
			163	\$ -	\$ -				
			195	\$ -	\$ -				
			234	\$ -	\$ -				
			158	\$ -	\$ -				
			163	\$ -	\$ -				
			195	\$ -	\$ -				
			234	\$ -	\$ -				
				\$ 100,000	\$ 100,000				
				\$ 100,000	\$ 100,000				
PHA-WIDE	Administration AMP1 AMP2 AMP3 AMP4	1410.1		\$ 22,953.00	\$ 22,953.00	\$ 17,214.75	\$ 10,398.34		
				\$ 23,680.00	\$ 23,680.00	\$ 17,760.00	\$ 10,696.75		
				\$ 28,330.00	\$ 28,330.00	\$ 21,247.50	\$ 12,962.63		
				\$ 33,995.00	\$ 33,995.00	\$ 25,496.25	\$ 15,325.14		
				\$ 108,958.00	\$ 108,958.00	\$ 81,718.50	\$ 49,382.86		
PHA-WIDE	Audit Costs	1411	1	\$ 750	\$ 750				
				\$ 750	\$ 750				

1 - To be completed for the Performance and Evaluation Report or a Revised Annual Statement

2 - To be completed for the Performance and Evaluation Report.

form HUD-50075.1 (4/2008)

**Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part II: Supporting Pages

PHA Name: GUAM HOUSING AND URBAN RENEWAL AUTHORITY				Grant Type and Number CFP Grant No. GQ08P00150113 CFPP (Yes/No): NO RHF Grant No.: N/A				Federal FY of Grant FFY 2013	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Dev Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised1	Funds Obligated2	Funds Expended2		
FEES AND COSTS	FME Manager	1430.1		\$ 19,900	\$ 19,900	\$ 19,900			
	Inspector	1430.1		\$ 46,600	\$ 46,600	\$ 46,600			
	WCO	1430.1		\$ 5,000	\$ 5,000	\$ 5,000			
	Sundry (Direct Costs)	1430		\$ 3,771	\$ 3,771	\$ 1,545	\$ -		
	CFP ACCOUNT NO. 1430:			\$ 75,271	\$ 75,271	\$ 73,045	\$ -		
GQ000001-AMP1 Sin, AH, MM, Asn	Vacancy Reduction	1460	5	\$ 60,986	\$ 94,119				
	Electrical Upgrade		10	\$ 103,460	1.00				
	Kitchen @ Asan		10	1.00	1.00				
GQ000002-AMP2	Vacancy Reduction	1460	5	62,916.00	\$ 97,095				
	38SME, Yona					\$ 25,281			
Ina, Tal, Yona	Electrical Upgrade		10	106,733.00	1.00				
	Kitchen @ Yona		10	1.00	1.00				
GQ000003-AMP3 Agat, Uma, Mer	Vacancy Reduction	1460		75,268.00	\$ 450,000				
	Sewerline Upgrade		5	127,687.00	1.00				
	Roof Coating @ Umatac, Merizo		10	1.00	1.00				
GQ000004-AMP4	Vacancy Reduction	1460		90,322.00	\$ 139,378				
	35B Damian, Toto					\$ 22,650			
Toto, Ded	Electrical Upgrade		5	153,224.00	1.00				
	Kitchen @ Toto		10	1.00	1.00				
	CFP ACCOUNT NO. 1460:			780,600	780,600	47,931			
	Appliances								
	AMP1	1465	10	6,000	6,000				
	AMP2	1465	10	6,000	6,000				
	AMP3	1465	10	6,000	6,000				
	AMP4	1465	10	6,000	6,000				
				24,000	24,000				

1 - To be completed for the Performance and Evaluation Report or a Revised Annual Statement

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form HUD-50075.1 (4/2008)

**Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program						
HA Name GUAM HOUSING AND URBAN RENEWAL AUTHORITY						
Development Number/Name PHA Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates 1	
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date		
Mgmt Improvements	8-Sep-15		8-Sep-17			
Administration	8-Sep-15		8-Sep-17			
Audit	8-Sep-15		8-Sep-17			
Fees and Costs	8-Sep-15		8-Sep-17			
Dwelling Structures	8-Sep-15		8-Sep-17			

1 - Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended. **form HUD-50075.1 (4/2008)**

**Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part I: Summary			
HA Name GUAM HOUSING AND URBAN RENEWAL AUTHORITY	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width: 30%;">Grant Type and Number CFP Grant No. GQ08P00150112 RHF Grant No. N/A Date of CFFP: N/A</td> <td style="width: 30%;">FFY of Grant: FFY of Grant Approval: FFY 2012</td> </tr> </table>	Grant Type and Number CFP Grant No. GQ08P00150112 RHF Grant No. N/A Date of CFFP: N/A	FFY of Grant: FFY of Grant Approval: FFY 2012
Grant Type and Number CFP Grant No. GQ08P00150112 RHF Grant No. N/A Date of CFFP: N/A	FFY of Grant: FFY of Grant Approval: FFY 2012		
Type of Grant / / Original Annual Statement / / Reserve for Disasters/Emergencies / X / Revised Annual Statement (Revision No. 2) / X / Performance and Evaluation Report for Period Ending: Jan 2014 / / Final Performance and Evaluation Report:			
SUMMARY BY DEVELOPMENT ACCOUNT	TOTAL ESTIMATED COST		
LINE NO.	ORIGINAL		
1	0.00		
2	0.00		
3	180,150.00		
4	117,462.00		
5	1,500.00		
6	0.00		
7	85,000.00		
8	0.00		
9	0.00		
10	65,489.63		
11	656,490.38		
12	51,075.00		
13	0.00		
14	0.00		
15	0.00		
16	0.00		
17	0.00		
18a	0.00		
18b	0.00		
19	0.00		
20	1,107,933.38		
21	0.00		
22	0.00		
23	0.00		
24	0.00		
25	0.00		
Signature of Executive Director	Signature of Public Housing Director		
Date	Date		
X MICHAEL J. BUENAS, Executive Director	07/09/2014		
856,722.05			

1 - To be completed for the Performance and Evaluation Report
2 - To be completed for the Performance and Evaluation Report or a Revised Annual Statement
3 - PHAs with under 250 units in management may use 100% of CFP Grants for operations
4 - RHF funds shall be included here

Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part II: Supporting Pages

PHA Name: GUAM HOUSING AND URBAN RENEWAL AUTHORITY				Grant Type and Number CFP Grant No. GQ08P00150112 CFPP (Yes/No): NO			Federal FY of Grant FFY 2012	
				Total Estimated Cost		Total Actual Cost		Status of Work
Development Number Name/PHA-Wide Activities				Original	Revised1	Funds Obligated2	Funds Expended2	
PHA-WIDE	Operations	Dev Acct No.	Qty	\$ 34,484	\$ 17,449.99	\$ 17,449.99	\$ 17,449.99	To add work item towards un-obligated balances
PHA-WIDE	Management Improvements-E&A Team (Physical Needs Assessment and Energy Audit)	1406		\$ 34,484	\$ 17,449.99	\$ 17,449.99	\$ 17,449.99	
	AMP1	1408		\$ 180,150	\$ 37,957.60	\$ 180,150	\$ 18,978.80	
	AMP2				\$ 39,146.60		\$ 19,573.30	
	AMP3				\$ 46,839.00		\$ 23,419.50	
	AMP4				\$ 56,206.80		\$ 28,103.40	
PHA-WIDE	CFP ACCOUNT NO. 1406:			\$ 180,150	\$ 180,150.00	\$ 180,150.00	\$ 90,075.00	
PHA-WIDE	Administration	1410.1		\$ 24,745.33	\$ 24,745.33	\$ 24,745.33	\$ 24,000.73	
	AMP1			\$ 25,528.41	\$ 25,528.41	\$ 25,528.41	\$ 24,755.20	
	AMP2			\$ 30,540.12	\$ 30,540.12	\$ 30,540.12	\$ 29,595.52	
	AMP3			\$ 36,648.14	\$ 36,648.14	\$ 36,648.14	\$ 35,476.37	
PHA-WIDE	CFP ACCOUNT NO. 1410:			\$ 117,462.00	\$ 117,462.00	\$ 117,462.00	\$ 113,827.82	
PHA-WIDE	Audit Costs - J. Scott Magliari	1411	1	\$ 1,500	\$ 1,500	\$ 1,500.00		
FEES AND COSTS	A/E Division	1430.1		\$ 1,500	\$ 1,500	\$ 1,500	\$ -	
	FME Manager (switch to A/E Division)	1430.1		\$ 81,500	\$ 81,500	\$ 81,500.00	\$ 58,609.77	
	Inspector (switch to A/E Division)	1430.1		\$ -	\$ -	\$ -	\$ -	
	WCO	1430.1		\$ -	\$ -	\$ -	\$ -	
	Sundry (Direct Costs)	1430		\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,175.57	
SITE IMPROVMENT	CFP ACCOUNT NO. 1430:			\$ 85,000	\$ 85,000	\$ 85,000	\$ 61,785.34	
	Walkway Lights at Elderly Units	1450	3	\$ 2,550.00	\$ 4,073.55	\$ 4,073.55	\$ 1,210.30	
	AMP2	1450	14	\$ 11,900.00	\$ 28,261.92	\$ 28,261.92	\$ 9,563.35	
	AMP3	1450	15	\$ 17,750.00	\$ 33,154.16	\$ 33,154.16	\$ 8,659.34	
	AMP4							
	CFP ACCOUNT NO. 1450:			\$ 32,200	\$ 65,489.63	\$ 65,490	\$ 19,432.99	

1 - To be completed for the Performance and Evaluation Report or a Revised Annual Statement

2 - To be completed for the Performance and Evaluation Report.

Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part II: Supporting Pages										
PHA Name: GUAM HOUSING AND URBAN RENEWAL AUTHORITY					Grant Type and Number CFP Grant No. GQ08P00150112 CFEP (Yes/No): NO			RHF Grant No.: N/A		Federal FY of Grant FFY 2012
Development Number Name/PHA- Wide Activities	General Description of Major Work Categories	Dev Acct No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work		
				Original	Revised1	Funds Obligated2	Funds Expended2			
GQ000001-AMP1 Sin, AH, MM, Asn	Vacancy Reduction	1460		0.00	0.00					
	Electrical	1460		0.00	0.00					
	Kitchen Renovation/Plumbing/Stairway - G26									
	- Asan	1460	26	90,000.00	74,345.00	74,345.00	0.00	Contract Price		
	Plumbing-Sewer	1460		0.00	0.00					
GQ000002-AMP2 Ina, Tal, Yona	Vacancy Reduction	1460		0.00	0.00					
	P&E Construction (116PUL)			21,023.85	21,023.85	21,023.85	21,023.85			
	Genesis Tech (6FMD)	1460		23,450.00	23,450.00	23,450.00	23,450.00			
	Electrical	1460		0.00	0.00					
	Plumbing-Sewer	1460		0.00	0.00					
GQ000003-AMP3 Agat, Uma, Mer	Windows - GH28 - Talofoto	1460	28	134,986.68	134,986.68	134,986.68	78,967.21			
	Vacancy Reduction - P&E Const	1460	2	56,654.10	56,654.10	56,654.10	56,654.10	179JQQ & 38 Mao PO#140166		
	Vacancy Reduction - Asia Pacific	1460	2	71,316.00	71,316.00	71,316.00	71,316.00	77 & 98 Mao PO#140165		
	Roof Coating - Merizo & Umatac	1460		0.00	0.00	0.00	0.00			
	Electrical	1460		0.00	0.00	0.00	0.00			
GQ000004-AMP4 Toto, Ded	Plumbing: Asia Pacific, Ph2CO1-\$3281.75			3,281.75	3,281.75	3,281.75	3,281.75			
	Plumbing: Asia Pacific, Ph3-\$421352, 6/28/13	1460		271,433.00	271,433.00	\$ 271,433.00	271,433.00			
	Vacancy Reduction	1460		0.00	0.00					
	Electrical	1460		0.00	0.00					
	Plumbing-Sewer	1460		0.00	0.00					
	Roof Coating	1460	35	0.00	0.00					
	CFP ACCOUNT NO. 1460:			672,145.38	656,490.38	656,490.38	526,125.91			
	Appliances									
	AMP1	1465	11	5,589.00	10,524.00	10,524.00	0.00	Contract Price		
	AMP2	1465	32	17,122.00	12,586.00	12,586.00	60.00			
	AMP3	1465	60	28,965.00	27,965.00	27,965.00	27,965.00			
	AMP4	1465	0	0.00	0.00	0.00	0.00			
CFP ACCOUNT NO. 1465:				51,676	51,075	51,075	28,025			

1 - To be completed for the Performance and Evaluation Report or a Revised Annual Statement

2 - To be completed for the Performance and Evaluation Report.

**Annual Statement / Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program					
HA Name GUAM HOUSING AND URBAN RENEWAL AUTHORITY					
Development Number/Name PHA Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates 1
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	
Operations	11-Mar-14		11-Mar-16		
Mgmt Improvements	11-Mar-14		11-Mar-16		
Administration	11-Mar-14		11-Mar-16		
Audit	11-Mar-14		11-Mar-16		
Fees and Costs	11-Mar-14		11-Mar-16		
Dwelling Structures	11-Mar-14		11-Mar-16		

1 - Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

form HUD-50075.1 (4/2008)

**PHA Certifications of Compliance
with PHA Plans and Related
R e g u l a t i o n s**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 08/30/2011

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the PHA 5-Year and Annual PHA Plan**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA certifies that there has been no change, significant or otherwise, to the Capital Fund Program (and Capital Fund Program/Replacement Housing Factor) Annual Statement(s), since submission of its last approved Annual Plan. The Capital Fund Program Annual Statement/Annual Statement/Performance and Evaluation Report must be submitted annually even if there is no change.
4. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
7. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work 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.
8. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2006-24);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
11. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

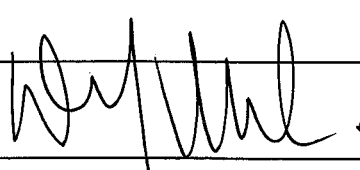
Guam Housing and Urban Renewal Authority
PHA Name

GQ-001
PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2014-2018

Annual PHA Plan for Fiscal Years 2014-2015

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)


Name of Authorized Official	Title
DAVID J. SABLAN	CHAIRMAN, BOARD OF COMMISSIONERS
Signature	Date
	JUN 30 2014

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan**

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

**Certification by State or Local Official of PHA Plans Consistency with the
Consolidated Plan**

I, EDDIE BAZA CALVO the GOVERNOR OF GUAM certify that the Five Year and
Annual PHA Plan of the Guam Housing & Urban Renewal Authority is consistent with the Consolidated Plan of
Island of Guam prepared pursuant to 24 CFR Part 91.


JUL 01 2014
Signed / Dated by Appropriate State or Local Official

Certification for a Drug-Free Workplace

U.S. Department of Housing
and Urban Development

Applicant Name

GUAM HOUSING AND URBAN RENEWAL AUTHORITY

Program/Activity Receiving Federal Grant Funding

CAPITAL FUND PROGRAM

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

GHURA MAIN OFFICE, SINAJANA

GHURA CPD OFFICE, HAGATNA

AMP 1- SINAJANA, AGANA HEIGHTS, MONGMONG, ASAN

AMP 2 - YONA, INARAJAN, TALOFOFO

AMP 3 - AGAT, MERIZO, UMATAC

AMP 4 - TOTO, DEDEDU

GUMA TRANKILIDAT, TUMON

Check here ☐ if there are workplaces on file that are not identified on the attached sheets.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.

(18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

MICHAEL J. DUENAS

Title

EXECUTIVE DIRECTOR

Signature

Date

JUN 30 2014

X

Certification of Payments to Influence Federal Transactions

U.S. Department of Housing
and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0157 (Exp. 01/31/2014)

Applicant Name

Guam Housing and Urban Renewal Authority

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, 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 an 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 undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned 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 sub recipients 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 Section 1352, Title 31, U.S. Code. 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.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.
Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official

MICHAEL J. DUENAS

Title

Executive Director

Signature



Date (mm/dd/yyyy)

JUN 30 2014

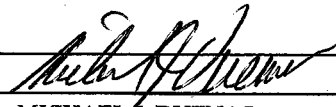
DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C. 1352

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

1. Type of Federal Action: <input checked="checked" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance		2. Status of Federal Action: <input checked="checked" type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award		3. Report Type: <input checked="checked" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change For Material Change Only: year _____ quarter _____ date of last report _____	
4. Name and Address of Reporting Entity: <input checked="checked" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Congressional District, if known: 4c			5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime: Congressional District, if known:		
6. Federal Department/Agency: U.S. Department of Housing & Urban Development			7. Federal Program Name/Description: Public Housing Capital Fund Program CFDA Number, if applicable: 14.872		
8. Federal Action Number, if known:			9. Award Amount, if known: \$ 1,250,550.00		
10. a. Name and Address of Lobbying Registrant (if individual, last name, first name, MI):			b. Individuals Performing Services (including address if different from No. 10a) (last name, first name, MI):		
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.			Signature:  Print Name: MICHAEL J. DUENAS Title: EXECUTIVE DIRECTOR Telephone No.: (671) 475-1378 Date: JUN 30 2014		
Federal Use Only:					Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)