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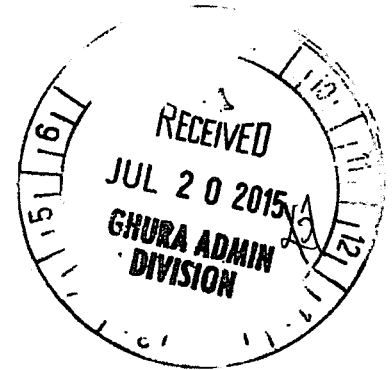


U.S. Department of Housing and Urban Development

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

July 15, 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
Annual Plan for Fiscal Year Beginning October 1, 2015

This letter notifies the Guam Housing and Urban Renewal Authority (GHURA) that the Annual Plan for Fiscal Year beginning October 1, 2015 is approved. The approval of the Annual Plan does not constitute an endorsement of the strategies and policies outlined in the Plan. In providing assistance to the families under the programs covered in this Plan, the GHURA 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 Annual Plan and all required attachments and documents must be made available for review and inspection at the principal office of GHURA and the five satellite offices identified in the Plan during normal business hours or unless HUD approves a significant amendment or modification requested by you during the fiscal year. We note that the Five-Year and Annual Plan is also made available at GHURA's website: www.ghura.org This letter serves as notification that the PHA Plans Web page is no longer available to post approved PHA Plans.

If you have any questions regarding the Annual Plan or 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,

Jesse Wu
Director
Office of Public Housing



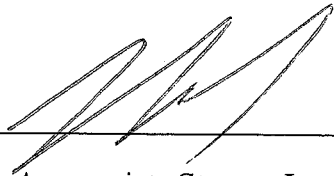
Guam
Public Housing Agency (PHA)
and
Capital Fund Program (CFP)
PY2015 Annual Plan

**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
OMB# 2577-0226
Expires 08/30/2011**

**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 Renew is consistent with the Consolidated Plan of Island of Guam prepared pursuant to 24 CFR Part 91.



Signed / Dated by Appropriate State or Local Official

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>10/2015</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>2,551</u>		
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" 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
	PHA 1:				PH HCV
	PHA 2:				
	PHA 3:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	<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 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. (ref. GCA Title 12, Chapter 5, §5101(g))</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 the PHA are afforded the best available housing and community living opportunities.</p>				

5.2

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.

Synopsis:

To serve the particular needs of low-, very-low, and extremely-low income families, GHURA will engage in:

1. Activities to sustain the existing affordable housing stock
 - 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
 - a. Address the physical condition of challenged properties and
 - b. Improve the socio-economic conditions of neighborhood residents

Goals:

1. Increase the availability of decent, safe, and affordable housing and provide more choices in housing
 - 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
 - i. Low Income Housing Tax Credit
 - ii. Rental Assistance Demonstration Program
 - e. Continue to administer the Housing Choice Voucher (HCV) Program
 - 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
 - a. Apply for available funding to Housing Programs
 - b. Maintain compliance with new criteria and requirements of the PHAS and SEMAP
 - c. Administer four Asset Management Property (AMP) sites
 - 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
 - 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
 - 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 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
 - 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
 - a. Continue implementation of applicable provisions of the Violence Against Women Act (VAWA)

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 2015 Operating and Administrative Budget for the S8 HCV Program 2. Approval of Fiscal Year 2015 Operating Budgets for Public Housing Asset Management Project sites all – AMP1 (GQ-000001), AMP2 (GQ-000002), AMP3 (GQ-000003), and AMP4 (GQ-000004) 3. Approval of Fiscal Year 2015 Capital Fund Amendment to the Consolidated Annual Contributions Contract (ACC) (GQ08P001501-15) 4. Statement Defining Significant Amendment/Modification to the Capital Fund Program 5. Flat Rent Significant Amendment <p>The GHURA has updated its Flat Rent rates for FY2015 and will continue to update annually as the HUD Fair Market Rent changes.</p> <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 five satellite offices (including all four AMP sites) and the Guma' Trankilidat site office. 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: 23 Paquito Street, Toto Gardens, Toto, GU 96910 AMP 2: 10 JC Rojas Street, Yona, GU 96915 AMP 3: Pagachao Drive, Agat, GU 96915 AMP 4: 27 Doni Lane, Toto Gardens, Toto, GU 96910 Guma Trankilidat: 145 Pale San Vitores Road, Tumon, GU 96913 GHURA Website: www.ghura.org</p>
7.	<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> Since its inception in 1993, GHURA HCV has operated the FSS, a housing service program provided to HCV participants. Under the FSS Program, participants are linked to employment opportunities through education and job training to achieve economic independence and self-sufficiency. Approximately 57% of participants indicate their long-term goal of homeownership. Participants are linked to homeownership counseling, financial planning and budgeting, mortgage analysis, and credit repair, to name a few, to assist them in becoming homeownership-ready.</p> <p>Additionally, implemented since 2004, HCV has in its construct the First-time Homeownership Program. Under this program, HCV participants are afforded the opportunity to become first-time homeowners. Eligible families attend first-time homebuyer education and other training to build their skills to achieve self-sufficiency.</p> <p>GHURA intends to continue expanding these services to HCV participants in support of self-sufficiency and to graduate toward homeownership.</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 and/or 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 GQ08P00150115, 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 GQ08P00150115 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.

With increased efforts to address affordable housing options for elderly individuals seeking independent living suitable for their needs, an estimated 240 1 and 2 bedroom housing units is anticipated to be added to the housing stock to address the need for additional affordable housing for low to moderate income elderly. In March 2015, Phase 1 of this project was completed and 128 units were made available for rental. A total of 48 of these units were available for occupancy. The remaining 112 units of Phase II are now under construction. Phase II has been approved to receive Section 8 Project-Based Voucher assistance that is expected to begin phase-in in January 2016.

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	2397	158	158	175	224	49
Percentage	95%	100%	97%	90%	96%	100%

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	930	123	22	10	1085
AMP1	369	30	12	2	413
AMP2	114	18	6	0	138
AMP3	150	14	4	0	168
AMP4	677	70	27	5	779
GT	47	0	0	59	106

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

	1	2	3	4	5	6
AMP1	68	151	111	55	27	1
AMP2	14	41	50	25	8	0
AMP3	16	75	39	29	9	0
AMP4	187	234	163	100	95	0

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 first year of its current Consolidated Plan/5-Year Strategic Plan (PY2014-2018). GHURA's Five-Year and Annual Plan for Fiscal Year Beginning October 1, 2014 is approved by HUD.

GHURA
Racial Analysis Report
SECTION 8 VOUCHERS
SECTION 8

Minority Group	White	Black/ African American	American Indian/ Alaska Native	Asian	Hawaiian/Other Pacific Islander	Multi-Racial Declined to Report Other	Total	Hispanic	Non-Hispanic
Total Applicants	6 0.55%	0 0%	1 0.09%	59 5.44%	1003 92.44%	16 1.47%	1085 100%	8 0.74%	1077 99.26%
Couple	1 16.67%	0 0%	0 0%	3 5.08%	64 6.38%	3 18.75%	71 6.54%	1 12.5%	70 6.5%
Family	2 33.33%	0 0%	1 100%	47 79.66%	813 81.06%	11 68.75%	874 80.55%	5 62.5%	869 80.69%
Single	3 50%	0 0%	0 0%	9 15.25%	126 12.56%	2 12.5%	140 12.9%	2 25%	138 12.81%
Adult	3 50%	0 0%	1 100%	38 64.41%	826 82.35%	13 81.25%	881 81.2%	7 87.5%	874 81.15%
Elderly	2 33.33%	0 0%	0 0%	6 10.17%	57 5.68%	1 6.25%	66 6.08%	1 12.5%	65 6.04%
Near Elderly	1 16.67%	0 0%	0 0%	15 25.42%	120 11.96%	2 12.5%	138 12.72%	0 0%	138 12.81%
Non Handicap	4 66.67%	0 0%	1 100%	56 94.92%	967 96.41%	16 100%	1044 96.22%	8 100%	1036 96.19%
Handicap/Disabled	2 33.33%	0 0%	0 0%	3 5.08%	36 3.59%	0 0%	41 3.78%	0 0%	41 3.81%
Extremely Low Income	6 100%	0 0%	1 100%	50 84.75%	857 85.44%	16 100%	930 85.71%	8 100%	922 85.61%
Over Income	0 0%	0 0%	0 0%	0 0%	10 1%	0 0%	10 0.92%	0 0%	10 0.93%
Low Income	0 0%	0 0%	0 0%	0 0%	22 2.19%	0 0%	22 2.03%	0 0%	22 2.04%
Very Low Income	0 0%	0 0%	0 0%	9 15.25%	114 11.37%	0 0%	123 11.34%	0 0%	123 11.42%
Female Applicants	0 0%	0 0%	1 100%	41 69.49%	750 74.78%	15 93.75%	807 74.38%	3 37.5%	804 74.65%
Male Applicants	6 100%	0 0%	0 0%	18 30.51%	253 25.22%	1 6.25%	278 25.62%	5 62.5%	273 25.35%

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 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 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 S8 vouchers totals 2551 and is inclusive of both Mainstream and HUD-VASH vouchers. Concurrently, the 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 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. Progress toward completing the assessment and implementation processes had lagged, but remains a priority. Staff training scheduled now for July 2015 includes a segment on RAD for management and key staff.</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 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 increase and accelerate its current outreach efforts to encourage and identify residents for RAB engagement.

(g) Challenged Elements.

1. Chronic underfunding
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. Guam lawmakers are entertaining the legislation proposed to privatize the island's public transport system in an effort to move forward in implementing the island's current five-year strategic plan for transportation.
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. Recently and once again, the prospect of the military buildup related to the relocation of certain US troop forces from Japan bases to Guam has raised the expectation of increased opportunity for employment through key job sectors including, construction trades, hospitality, and service industries.
7. Safety of residents and their property is a perennial concern. GHURA seeks to address this issue through implementation of various efforts and even partnerships with key organizations.

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

OTHER:

A Public Hearing was held on May 20, 2015 at 2:00, at the Sinajana Community Center regarding the PHA Plan. In attendance were the Mayor and Vice Mayor of Sinajana and the Property Site Manager (PSM) for AMP3, Agat, Merizo and Umatac sites.

The Mayor of Sinajana made comments regarding his interest in Public Housing, AMP1 Sinajana G250 site. He voiced his commitment to assisting GHURA with whatever services his Office and Staff can offer to continue to maintain the Sinajana G250 Site in a decent, safe and sanitary condition. He brought up two requests during the Public Hearing, 1) to construct a half basketball court on the property between GHURA Public Housing units located at Atis Ct. and Abas Ct. This would serve the Public Housing and the neighborhood residents in that area. 2) He requested that we advise our Sinajana Public Housing residents to register at his office as a resident of Sinajana, this will allow his staff to assist them with residential issues and concerns they may have, such as, green waste removal, street light outages and grass cutting.

The PSM for AMP3 submitted a written statement requesting the consideration of CFP funds be allocated to address capital improvement at the Agat, Merizo and Umatac sites. Cast-iron pipes from the main sewer line to the plumbing fixtures at both the kitchen and bathrooms in

at least 27 units in Agat are in need of replacement. The PSM is also requesting consideration of commitment of CFP funds to address the relocation of the main electrical panel box from the exterior to the interior of the units in the Merizo and Umatac Public Housing sites.

No further comments and/or statements have been received. All comments/statements submitted and presented at the Public Hearing will be taken under consideration.

**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 ___ 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.

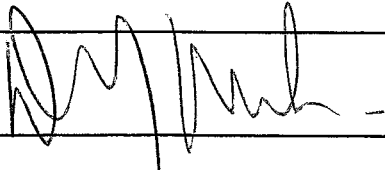
GUAM HOUSING & URBAN RENEWAL AUTHORITY
PHA Name

GQ-001
PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20 - 20

x Annual PHA Plan for Fiscal Years 20¹⁵ - 20¹⁶

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 DAVID J. SABLAN	Title CHAIRMAN, BOARD OF COMMISSIONERS
Signature 	Date JUN 09 2015

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
AMP 1 - SINAJANA, AGANA HEIGHTS, MONGMONG, ASAN
AMP 2 - YONA, INARAJAN, TALOFOFO
AMP 3 - AGAT, MERIZO, UMATAC
AMP 4 - TOTO, DEDEDO

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

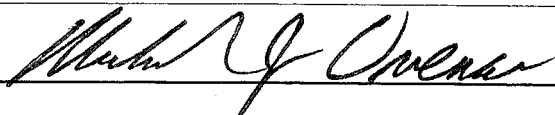
MICHAEL J. DUENAS

Title

EXECUTIVE DIRECTOR

Signature

X



Date

MAY 22 2015

Certification of Payments to Influence Federal Transactions

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

3 Approval No. 2577-0157 (Exp. 01/31/2017)

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)

MAY 22 2015

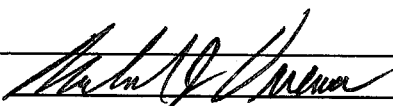
DISCLOSURE OF LOBBYING ACTIVITIES

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 type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant c. cooperative agreement d. loan e. loan guarantee f. loan insurance	2. Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award c. post-award	3. Report Type: <input 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="" 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: \$ 1,301,660.00	
10. a. Name and Address of Lobbying Registrant <i>(if individual, last name, first name, MI):</i>	b. Individuals Performing Services <i>(including address if different from No. 10a)</i> <i>(last name, first name, MI):</i>	
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: MAY 22 2015	
Federal Use Only:		Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)

INSTRUCTIONS FOR COMPLETION OF SF-LLL, DISCLOSURE OF LOBBYING ACTIVITIES

This disclosure form shall be completed by the reporting entity, whether subawardee or prime Federal recipient, at the initiation or receipt of a covered Federal action, or a material change to a previous filing, pursuant to title 31 U.S.C. section 1352. The filing of a form is required for each payment or agreement to make payment to any lobbying entity for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with a covered Federal action. Complete all items that apply for both the initial filing and material change report. Refer to the implementing guidance published by the Office of Management and Budget for additional information.

1. Identify the type of covered Federal action for which lobbying activity is and/or has been secured to influence the outcome of a covered Federal action.
2. Identify the status of the covered Federal action.
3. Identify the appropriate classification of this report. If this is a followup report caused by a material change to the information previously reported, enter the year and quarter in which the change occurred. Enter the date of the last previously submitted report by this reporting entity for this covered Federal action.
4. Enter the full name, address, city, State and zip code of the reporting entity. Include Congressional District, if known. Check the appropriate classification of the reporting entity that designates if it is, or expects to be, a prime or subaward recipient. Identify the tier of the subawardee, e.g., the first subawardee of the prime is the 1st tier. Subawards include but are not limited to subcontracts, subgrants and contract awards under grants.
5. If the organization filing the report in item 4 checks "Subawardee," then enter the full name, address, city, State and zip code of the prime Federal recipient. Include Congressional District, if known.
6. Enter the name of the Federal agency making the award or loan commitment. Include at least one organizational level below agency name, if known. For example, Department of Transportation, United States Coast Guard.
7. Enter the Federal program name or description for the covered Federal action (item 1). If known, enter the full Catalog of Federal Domestic Assistance (CFDA) number for grants, cooperative agreements, loans, and loan commitments.
8. Enter the most appropriate Federal identifying number available for the Federal action identified in item 1 (e.g., Request for Proposal (RFP) number; Invitation for Bid (IFB) number; grant announcement number; the contract, grant, or loan award number; the application/proposal control number assigned by the Federal agency). Include prefixes, e.g., "RFP-DE-90-001."
9. For a covered Federal action where there has been an award or loan commitment by the Federal agency, enter the Federal amount of the award/loan commitment for the prime entity identified in item 4 or 5.
10. (a) Enter the full name, address, city, State and zip code of the lobbying registrant under the Lobbying Disclosure Act of 1995 engaged by the reporting entity identified in item 4 to influence the covered Federal action.

(b) Enter the full names of the individual(s) performing services, and include full address if different from 10 (a). Enter Last Name, First Name, and Middle Initial (MI).
11. The certifying official shall sign and date the form, print his/her name, title, and telephone number.

According to the Paperwork Reduction Act, as amended, no persons are required to respond to a collection of information unless it displays a valid OMB Control Number. The valid OMB control number for this information collection is OMB No. 0348-0046. Public reporting burden for this collection of information is estimated to average 10 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0046), Washington, DC 20503.

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. **GQ08P00150115**, RHF Grant No. **N/A**, Date of CFFP: **N/A**

FFY of Grant: **FFY 2015**, FFY of Grant Approval: **FFY 2015**

LINE NO.	SUMMARY BY DEVELOPMENT ACCOUNT	TOTAL ESTIMATED COST		TOTAL ACTUAL COST	
		ORIGINAL	REVISED*	OBLIGATED	EXPENDED
1	Total Non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations (may not exceed 20% of line 20)3	50,000.00	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)	130,166.00	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	100,000.00	0.00	0.00	0.00
10	1460 Dwelling Structures	875,742.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment -- Nonexpendable	60,000.00	0.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	1.00	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 Activities4	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)	1,301,660.00	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: **X MICHAEL J. DUENAS, Executive Director** Date: **03/09/2015**

Signature of Public Housing Director: **JESSE WILLIAMS** Date: **MAR 18 2015**

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 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		RHF Grant No.:		Federal FY of Grant	Status of Work
				CFP Grant No.	GQ08P00150115	Total Actual Cost	Funds Expended2		
				CFEP (Yes/No):	NO	Original	Revised1		
PHA-WIDE	Operations CFP ACCOUNT NO. 1406:	1406			\$ 50,000				
PHA-WIDE	Management Improvements CFP ACCOUNT NO. 1408:	1408			\$ 1				
PHA-WIDE	AMP1 AMP2 AMP3 AMP4 CFP ACCOUNT NO. 1410:	1410			\$ 27,426				
PHA-WIDE	Audit Costs CFP ACCOUNT NO. 1411:	1411	1		\$ 750				
FEES AND COSTS	Fees and Costs A/E Staff Salaries and Benefits Sundry (Direct Costs) CFP ACCOUNT NO. 1430:	1430			\$ 78,000				
PHA WIDE	Site Improvement AMP1 AMP2 AMP3 AMP4 CFP ACCOUNT NO. 1450:	1450			\$ 21,070				
					\$ 21,730				
					\$ 26,000				
					\$ 31,200				
					\$ 100,000.00				

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 CFP Grant No. GQ08P00150115 CFPP (Yes/No): NO		RHF Grant No.: N/A		Federal FY of Grant FFY 2015	Status of Work
				Total Estimated Cost	Revised1	Funds Obligated2	Funds Expended2		
				Original					
PHA WIDE	Dwelling Structures	1460							
GQ000001-AMP1	Vacancy Reduction	1460	3	75,852.00					
Sin, AH, MM, Asn	Kitchen			1.00					
	Bathroom			1.00					
	Electrical		18	108,665.00					
GQ000002-AMP2	Vacancy Reduction	1460							
Ina, Tal, Yona	Kitchen		3	78,228.00					
	Bathroom		9	56,035.00					
	Electrical		9	56,035.00					
GQ000003-AMP3	Vacancy Reduction	1460							
Agat, Uma, Mer	Kitchen		4	93,600.00					
	Bathroom		11	67,046.00					
	Electrical		11	67,046.00					
GQ000004-AMP4	Vacancy Reduction	1460							
Toto, Ded	Kitchen		4	112,320.00					
	Bathroom			1.00					
	Electrical			1.00					
			5	160,909.00					
				875,742					
PHA WIDE	Dwelling Equipment	1465.1							
AMP1		1465.1		\$ 12,642					
AMP2		1465.1		\$ 13,038					
AMP3		1465.1		\$ 15,600					
AMP4		1465.1		\$ 18,720					
				60,000.00					
PHA WIDE	Nondwelling Equipment	1475							
				\$ 1					
				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 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)		Federal FY of Grant FFY 2015 CFP GQ50115	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-Apr-17		12-Apr-19			
Administration	12-Apr-17		12-Apr-19			
Audit	12-Apr-17		12-Apr-19			
Fees and Costs	12-Apr-17		12-Apr-19			
Site Improvement	12-Apr-17		12-Apr-19			
Dwelling Structures	12-Apr-17		12-Apr-19			

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

**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		FFY of Grant: FFY 2014			
HA Name GUAM HOUSING AND URBAN RENEWAL AUTHORITY		FFY of Grant Approval: FY2014			
Grant Type and Number CFP Grant No. GQ08P00150114 RHF Grant No. N/A Date of CFFP: N/A					
Type of Grant / X / Original Annual Statement / Reserve for Disasters/Emergencies / Revised Annual Statement (Revision No. ___) / Performance and Evaluation Report for Period Ending: / Final Performance and Evaluation Report:					
LINE NO.	SUMMARY BY DEVELOPMENT ACCOUNT	TOTAL ESTIMATED COST		TOTAL ACTUAL COST	
		ORIGINAL	REVISED ²	OBLIGATED	EXPENDED
1	Total Non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations (may not exceed 20% of line 20)3	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	93,791.25	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	78,000.00	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	191,033.46	21,204.00
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 ⁴	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	362,824.71	21,204.00
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		Date		Signature of Public Housing Director	
		MAY 22 2015			

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 CFFP 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 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		Federal FY of Grant	Status of Work
				CFPP Grant No. GQ08P00150114	RHF Grant No.: N/A	Funds Obligated2	Funds Expended2		
PHA-WIDE	Management Improvements Rental Assistance Demonstration Planning and Training	1408		Total Estimated Cost	Revised1			FFY 2014	
				Original					
				\$ 1.00					
				\$ 1.00					
	CFP ACCOUNT NO. 1408:								
PHA-WIDE	Administration	1410							
	AMP1	1410		\$ 26,349		\$ 19,761.75			
	AMP2	1410		\$ 27,175		\$ 20,381.25			
	AMP3	1410		\$ 32,514		\$ 24,385.50			
	AMP4	1410		\$ 39,017		\$ 29,262.75			
				\$ 125,055		\$ 93,791.25			
PHA-WIDE	Audit Costs	1411	1	\$ 750					
	CFP ACCOUNT NO. 1411:								
				\$ 750					
FEES AND COSTS	Fees and Costs	1430							
	AE Manager	1430.1		\$ 25,000		\$ 25,000			
	Inspector	1430.1		\$ 47,000		\$ 47,000			
	WCO	1430.1		\$ 6,000		\$ 6,000			
	Sundry (Direct Costs)	1430		\$ 7,000		\$ 7,000			
				\$ 85,000		\$ 78,000			
PHA WIDE	Site Improvement	1450							
	CFP ACCOUNT NO. 1450:								
				\$ 1.00					
PHA WIDE	Dwelling Structures	1460							
GQ000001-AMP1	Vacancy Reduction	1460	3	90,000.00					
Sin, AH, MM, Asn	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					
	Sewer			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		Federal FY of Grant	Status of Work
				CFP Grant No.	GQ08P00150114	RHF Grant No.:	N/A	Funds Obligated2		
				Original	Revised1					
GQ000002-AMP2 Ina, Tal, Yona	Vacancy Reduction Asia-Pacific Int'l, Inc. Genesis-Tech Corp Z Enterprises, Inc. 504 Compliance (New Requirements) Energy Conservation Measures Kitchen Bathroom Electrical Sewer	1460	3 2 1 2 8 15 3 3	90,000.00		\$ \$ \$	45,193.00 14,021.14 37,971.00	\$ 21,204.00	5JAP & 16JCR, Yona 9B CDuenas, Toto 121 C Putton, Ina, 6SME Yona	
GQ000003-AMP3 Agat, Uma, Mer	Vacancy Reduction Z Enterprises, Inc. Ammanabat Corp 504 Compliance (New Requirements) Energy Conservation Measures Kitchen Bathroom Electrical Sewer	1460	3 3 3 10 17 4 4	115,809.00		\$ \$	81,560 12,288		2 & 4 Mao, 60Kal, Agat 217A JQQ Ina, 5 & 10 Mao Aga	
GQ000004-AMP4 Toto, Ded	Vacancy Reduction 504 Compliance (New Requirements) Energy Conservation Measures Kitchen Bathroom Electrical Sewer	1460	3 12 21 5 5	90,000.00 150,808.00 42,000.00 12,500.00 10,000.00						
				1,039,743			191,033	21,204		

CFP ACCOUNT NO. 1460: 1,039,743

**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		

Federal FY of Grant
FFY 2014
CFPP GQ50114

**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		Grant Type and Number CFP Grant No. GQ08P00150113 RHF Grant No. N/A Date of CFFP: N/A		FFY of Grant: FFY 2013	FFY of Grant Approval: FY2013		
/ / Original Annual Statement / / Reserve for Disasters/Emergencies / / Revised Annual Statement (Revision No. _4_) / / 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 COST	
	ORIGINAL	REVISED ²		OBLIGATED	EXPENDED		
1	Total Non-CFP Funds	0.00		0.00	0.00		0.00
2	1406 Operations (may not exceed 20% of line 20) ³	0.00		0.00	0.00		0.00
3	1408 Management Improvements	50,000.00		3,841.62	3,841.62		3,841.62
4	1410 Administration (may not exceed 10% of line 20)	108,958.00		108,958.00	108,958.00		107,329.89
5	1411 Audit	750.00		750.00	0.00		0.00
6	1415 Liquidated Damages	0.00		0.00	0.00		0.00
7	1430 Fees and Costs	75,271.00		75,271.00	73,045.00		64,037.47
8	1440 Site Acquisition	0.00		0.00	0.00		0.00
9	1450 Site Improvement	42,500.00		42,500.00	42,500.00		38,380.00
10	1460 Dwelling Structures	738,100.00		784,258.38	784,258.38		625,226.20
11	1465.1 Dwelling Equipment -- Nonexpendable	74,000.00		74,000.00	58,903.01		51,821.01
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)	1,089,579.00		1,089,579.00	1,071,506.01		890,636.19
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		Signature of Public Housing Director		Date			
<i>Michael J. Duenas</i>		<i>Michael J. Duenas</i>		MAY 22 2015			
Michael J. Duenas, Executive Director		Michael J. Duenas, Executive Director					

**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									
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Dev Acct No.	Qty	Total Estimated Cost		Revised ¹	Total Actual Cost		Status of Work
				Original			Funds Obligated ²	Funds Expended ²	
PHA-WIDE	Management Improvements Training Rental Assistance Demonstration	1408		\$ 3,841.62 46,158.38	\$ 3,841.62	\$ 3,841.62	\$ 3,841.62	\$ 3,841.62	
	CFP ACCOUNT NO. 1408:			50,000.00	3,841.62	\$ 3,841.62	\$ 3,841.62	\$ 3,841.62	
PHA-WIDE	Administration AMP1 AMP2 AMP3 AMP4	1410.1		\$ 22,953.00 \$ 23,680.00 \$ 28,330.00 \$ 33,995.00	\$ 22,953.00 \$ 23,680.00 \$ 28,330.00 \$ 33,995.00	\$ 22,953.00 \$ 23,680.00 \$ 28,330.00 \$ 33,995.00	\$ 22,953.00 \$ 23,680.00 \$ 28,330.00 \$ 33,995.00	\$ 22,503.25 \$ 24,016.04 \$ 28,382.60 \$ 32,428.00	
	CFP ACCOUNT NO. 1410:			\$ 108,958.00	\$ 108,958.00	\$ 108,958.00	\$ 108,958.00	\$ 107,329.89	
PHA-WIDE	Audit Costs	1411	1	750.00	750.00	750.00			
	CFP ACCOUNT NO. 1411:			750.00	750.00	750.00			
FEES AND COSTS	Sundry (Direct Costs) A/E Salaries (A/E Division Salaries)	1430		3,771.00 71,500.00	3,771.00 71,500.00	3,771.00 71,500.00	1,545.00 71,500.00	\$ 35.36 \$ 64,002.11	
	CFP ACCOUNT NO. 1430:			75,271.00	75,271.00	75,271.00	73,045.00	\$ 64,037.47	
SITE IMPROVEMENT	Fencing AMP1	1450		42,500.00 42,500.00	42,500.00 42,500.00	42,500.00 42,500.00	42,500.00 42,500.00	\$ 38,380.00 \$ 38,380.00	
	CFP ACCOUNT NO. 1450:			42,500.00	42,500.00	42,500.00	42,500.00	\$ 38,380.00	

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 4/30/2011

Part II: Supporting Pages		Grant Type and Number		Federal FY of Grant		
PHA Name:		CFP Grant No. QQ08P00150113		FFY 2013		
		CFPP (Yes/No): NO		RHF Grant No.: N/A		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Dev Acct No.	Qty	Total Estimated Cost		Status of Work
				Original	Revised1	
				Funds Obligated2	Funds Expended2	
QQ000001-AMP1	Vacancy Reduction	1460				
Sin, AH, MM, Asn						
QQ000002-AMP2	Vacancy Reduction	1460		154,531.32	154,531.32	
Ina, Tai, Yona	ITI-Electric Sighnco		1			38SME, Yona
	Ammanabat Corp		2	25,281.00	25,281.00	
	Ammanabat Corp		1	45,300.32	45,300.32	37SME & 12 JCR, Yona
	Genesis-Tech Corp		2	15,400.00	15,400.00	22PD, Talofoto
	Ammanabat Corp		1	41,550.00	41,550.00	129A & 123B Atdao, Inarajan
QQ000003-AMP3	Vacancy Reduction	1460		455,319.23	501,477.61	63 FB Pangelinan, Yona
Agat, Uma, Mer						
	P&E Construction-Phase IV Agat, Bid Item #1		8	212,060.93	212,060.93	6, 15, 21, 25, 30, 44, 47Mao, 48Kal
	Pacific Green Const-Phase IV Agat, Bid Item #2		7	159,125.00	159,125.00	55, 69, 76, 79, 88, 92Mao, & A1
	Genises Tech Corp-71 Mao, Agat		1	28,400.00	28,400.00	71 Mao
	Genesis Tech Corp.		1	32,380.00	32,380.00	119 SD, Merizo
	Ammanabat Corp		3	69,511.68	69,511.68	217A JOQ, 5 & 10Mao
QQ000004-AMP4	Vacancy Reduction	1460		128,249.45	128,249.45	
Toto, Ded						
	Genesis Tech Corp.		1	22,650.00	22,650.00	35B Damian, Toto
	Asia-Pacific International		2	41,216.00	19,620.45	16 & 26 G35 Dededo
	Asia-Pacific International		2	59,954.59	23,458.50	6A & 35A Damian, Toto
	Genesis Tech Corp.		1	4,428.86	4,428.86	9B Cduenas, Toto
				738,100.00	784,258.38	
					625,226.20	
				74,000	74,000.00	
					58,903.01	
					51,821.01	
				74,000	74,000.00	
					58,903.01	
					51,821.01	
					625,226.20	
	Appliances					
	AMP1	1465	10	15,184.27	18,079.27	
	AMP2	1465	10	17,596.00	14,701.00	
	AMP3	1465	10	18,736.43	18,736.43	
	AMP4	1465	10	22,483.30	22,483.30	
				74,000	74,000.00	
					58,903.01	
					51,821.01	
					625,226.20	

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	
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		

Federal FY of Grant
FFY 2013
CFP GQ50113

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.

**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		FFY of Grant: FFY 2012			
HA Name GUAM HOUSING AND URBAN RENEWAL AUTHORITY		FFY of Grant Approval: FY2012			
Grant Type and Number CFP Grant No. GQ08P00150112 RHF Grant No. N/A Date of CFFP: N/A					
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:					
LINE NO.	SUMMARY BY DEVELOPMENT ACCOUNT	TOTAL ESTIMATED COST		TOTAL ACTUAL COST	
		ORIGINAL	REVISED2	OBLIGATED	EXPENDED
1	Total Non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations (may not exceed 20% of line 20)3	34,483.62	17,449.99	17,449.99	17,449.99
3	1408 Management Improvements	180,150.00	180,150.00	180,150.00	180,150.00
4	1410 Administration (may not exceed 10% of line 20)	117,462.00	117,462.00	117,462.00	117,462.00
5	1411 Audit	1,500.00	1,500.00	1,500.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	85,000.00	85,000.00	85,000.00	85,000.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	32,200.00	65,489.63	65,489.63	65,489.63
10	1460 Dwelling Structures	672,145.38	656,490.38	656,490.38	656,490.38
11	1465.1 Dwelling Equipment -- Nonexpendable	51,676.00	51,075.00	51,075.00	51,075.00
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 Activities4	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)	1,174,617.00	1,174,617.00	1,174,617.00	1,173,117.00
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>X MICHAEL J. DUENAS, Executive Director</i>		Signature of Public Housing Director		Date MAY 22 2015	

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		Grant Type and Number		Federal FY of Grant				
PHA Name:		CFPP Grant No. GQ08P00150112		FFY 2012				
GUAM HOUSING AND URBAN RENEWAL AUTHORITY		RHF Grant No.: N/A						
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	
PHA-WIDE	Operations	1406		\$ 34,484	\$ 17,449.99	\$ 17,449.99	\$ 17,449.99	
	CFP ACCOUNT NO. 1406:			\$ 34,484	\$ 17,449.99	\$ 17,449.99	\$ 17,449.99	
PHA-WIDE	Management Improvements-E&A Team (Physical Needs Assessment and Energy Audit)	1408		\$ 180,150		\$ 180,150		
	AMP1			\$ 37,957.60		\$ 37,957.60		
	AMP2			\$ 39,146.60		\$ 39,146.60		
	AMP3			\$ 46,839.00		\$ 46,839.00		
	AMP4			\$ 56,206.80		\$ 56,206.80		
	CFP ACCOUNT NO. 1408:			\$ 180,150	\$ 180,150.00	\$ 180,150.00	\$ 180,150.00	
PHA-WIDE	Administration	1410.1		\$ 24,745.33	\$ 25,248.54	\$ 25,248.54	\$ 25,248.54	
	AMP1			\$ 25,528.41	\$ 25,446.69	\$ 25,446.69	\$ 25,446.69	
	AMP2			\$ 30,540.12	\$ 30,357.85	\$ 30,357.85	\$ 30,357.85	
	AMP3			\$ 36,648.14	\$ 36,408.92	\$ 36,408.92	\$ 36,408.92	
	AMP4			\$ 117,462.00	\$ 117,462.00	\$ 117,462.00	\$ 117,462.00	
PHA-WIDE	Audit Costs - J. Scott Magliari	1411	1	\$ 1,500	\$ 1,500	\$ 1,500.00	\$ 1,500.00	
	CFP ACCOUNT NO. 1411:			\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	
FEES AND COSTS	A/E Division	1430.1		\$ 81,500	\$ 81,824.43	\$ 81,824.43	\$ 81,824.43	
	FME Manager (switch to A/E Division)	1430.1		\$ -	\$ -	\$ -	\$ -	
	Inspector (switch to A/E Division)	1430.1		\$ -	\$ -	\$ -	\$ -	
	WCO	1430.1		\$ -	\$ -	\$ -	\$ -	
	Sundry (Direct Costs)	1430		\$ 3,500	\$ 3,175.57	\$ 3,175.57	\$ 3,175.57	
	CFP ACCOUNT NO. 1430:			\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000.00	
SITE IMPROVEMENT	Walkway Lights at Elderly Units	1450	3	\$ 2,550.00	\$ 4,073.55	\$ 4,073.55	\$ 4,073.55	
	AMP2	1450	14	\$ 11,900.00	\$ 28,261.92	\$ 28,261.92	\$ 28,261.92	
	AMP3	1450	15	\$ 17,750.00	\$ 33,154.16	\$ 33,154.16	\$ 33,154.16	
	AMP4	1450	15	\$ 32,200	\$ 65,489.63	\$ 65,490	\$ 65,489.63	
	CFP ACCOUNT NO. 1450:			\$ 32,200	\$ 65,489.63	\$ 65,490	\$ 65,489.63	

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

PHA Name: GUAM HOUSING AND URBAN RENEWAL AUTHORITY		Grant Type and Number CFP Grant No. GQ08P00150112 CFFP (Yes/No): NO		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	74,345.00	
	Plumbing-Sewer	1460		0.00	0.00			
GQ000002-AMP2 Ina, Tal, Yona	Vacancy Reduction	1460		0.00	0.00			
	P&E Construction (116PUL)	1460		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			
GQ000003-AMP3 Agat, Uma, Mer	Plumbing-Sewer	1460		0.00	0.00			
	Windows - GH28 - Talofoto	1460	28	134,986.68	134,986.68	134,986.68	134,986.68	
	Vacancy Reduction - P&E Const	1460	2	56,654.10	56,654.10	56,654.10	56,654.10	
	Vacancy Reduction - Asia Pacific	1460	2	71,316.00	71,316.00	71,316.00	71,316.00	
GQ000004-AMP4 Toto, Ded	Roof Coating - Merizo & Umatac	1460		0.00	0.00	0.00	0.00	
	Electrical	1460		0.00	0.00	0.00	0.00	
	Plumbing: Asia Pacific, Ph2CO1-\$3281.75	1460		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	
CFP ACCOUNT NO. 1460:	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. 1465:	Appliances	1465	11	5,589.00	10,524.00	10,524.00	10,524.00	
	AMP1	1465	32	17,122.00	12,586.00	12,586.00	12,586.00	
	AMP2	1465	60	28,965.00	27,965.00	27,965.00	27,965.00	
	AMP3	1465	0	0.00	0.00	0.00	0.00	
				51,676	51,075	51,075	51,075	
				672,145.38	656,490.38	656,490.38	656,490.38	
				51,075	51,075	51,075	51,075	

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**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.

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

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

Capital Fund Program Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statement

Work Statement Year 1 FFY Development No/Name	Work Statement for Year 2015			Work Statement for Year 2016			Work Statement for Year 2017			Work Statement for Year 2018		
	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	General Description of Major Work Categories	Qnty	Estimated Costs
SEE ANNUAL STATEMENT	AMP1 (158 Units)-Agana His/Mongmong/Sinajana/Asan; AMP2 (163 Units)-Yona/ Talofof/ Inarajan; AMP3 (195 Units)-Agat/ Merizo/Umatac; AMP4 (234 Units)- Toto/ Dededo	75	\$22,500	AMP1 (158 Units)-Agana His/Mongmong/Sinajana/Asan; AMP2 (163 Units)-Yona/ Talofof/ Inarajan; AMP3 (195 Units)-Agat/ Merizo/Umatac; AMP4 (234 Units)- Toto/ Dededo	25	\$7,500	AMP1 (158 Units)-Agana His/Mongmong/Sinajana/Asan; AMP2 (163 Units)-Yona/ Talofof/ Inarajan; AMP3 (195 Units)-Agat/ Merizo/Umatac; AMP4 (234 Units)- Toto/ Dededo	45	\$13,500	AMP1 (158 Units)-Agana His/Mongmong/Sinajana/Asan; AMP2 (163 Units)-Yona/ Talofof/ Inarajan; AMP3 (195 Units)-Agat/ Merizo/Umatac; AMP4 (234 Units)- Toto/ Dededo	30	\$9,000
	Lighting & Fixtures	75	\$187,500	Lighting & Fixtures	25	\$62,500	Lighting & Fixtures	45	\$13,500	Lighting & Fixtures	30	\$9,000
	Kitchen	75	\$150,732	Kitchen	25	\$62,500	Kitchen	45	\$113,332	Kitchen	30	\$75,000
	Bathroom	75	\$37,500	Bathroom	25	\$30,000	Bathroom	45	\$90,000	Bathroom	30	\$60,133
	Electrical	75	\$90,000	Electrical	115	\$345,000	Electrical	100	\$300,000	Electrical	103	\$309,000
	Interior Painting	75	\$39,000	Interior Painting	25	\$13,000	Interior Painting	45	\$54,000	Interior Painting	30	\$36,000
	Floor Tiles	75	\$37,500	Floor Tiles	25	\$12,500	Floor Tiles	45	\$23,400	Floor Tiles	30	\$15,600
	Doors/Frames/Security	75	\$1	Doors/Frames/Security	25	\$1	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	Operations		\$924,738	Operations		\$924,738	Operations		\$1,024,737	Operations		\$999,738
#1406	Software		\$1	Software		\$1	Software		\$1	Software		\$1
#1408	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		\$325,812	Relocation		\$325,812	Relocation		\$325,812	Relocation		\$325,812
												\$250,812