




U.S. Department of Housing and Urban Development

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

August 2, 2016


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 PHA Plan for Fiscal Year Beginning October 1, 2016



This is notification that the Guam Housing and Urban Renewal Authority's (GHURA) Annual PHA Plan (Plan) for Fiscal Year beginning October 1, 2016 is approved. The approval of the 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 PHA 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 Plan and Annual PHA Plan are also made available at GHURA's website: www.ghura.org

If you have any questions regarding the Annual PHA 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)
Fiscal Year Beginning October 1, 2016

Annual PHA Plan (Standard PHAs and Troubled PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Applicability. Form HUD-50075-ST is to be completed annually by **STANDARD PHAs** or **TROUBLED PHAs**. PHAs that meet the definition of a High Performer PHA, Small PHA, HCV-Only PHA or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information.
A.1	<p>PHA Name: <u>Guam Housing and Urban Renewal Authority</u> PHA Code: <u>GQ001</u></p> <p>PHA Type: <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>10/2016</u></p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units <u>750</u> Number of Housing Choice Vouchers (HCVs) <u>2,551</u> Total Combined Units/Vouchers <u>3,301</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>The 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 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>

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

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

B. Annual Plan Elements

B.1 Revision of PHA Plan Elements.

(a) Have the following PHA Plan elements been revised by the PHA?

- Y N
- ☐ ☒ Statement of Housing Needs and Strategy for Addressing Housing Needs
 - ☒ ☐ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
 - ☐ ☒ Financial Resources.
 - ☒ ☐ Rent Determination.
 - ☒ ☐ Operation and Management.
 - ☐ ☒ Grievance Procedures.
 - ☐ ☒ Homeownership Programs.
 - ☒ ☐ Community Service and Self-Sufficiency Programs.
 - ☐ ☒ Safety and Crime Prevention.
 - ☐ ☒ Pet Policy.
 - ☐ ☒ Asset Management.
 - ☐ ☒ Substantial Deviation.
 - ☒ ☐ Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions

Revision to the Section 8 Housing Choice Voucher Program Administrative Plan incorporating the changes to eligibility, selection and admissions are outlined below in Attachment A. Revisions are as approved in the regular Board of Commissioners Meeting on November 23, 2015.

Rent Determination

The GHURA has reviewed the current published Fair Market Rent (FMR) by HUD and updated its Flat Rent rates for FY2016 appropriately. GHURA will continue to update the Flat Rent rates annually as the HUD FMR changes. GHURA is revising the Admissions and Continued Occupancy Policy (ACOP) to incorporate the statutory changes as outlined in PIH 2014-12 and PIH 2015-13. (See Attachment B)

Operations and Management

Revision to the Section 8 Housing Choice Voucher Program Administrative Plan to address HUD program requirements, regulatory and statutory changes are outlined below in Attachment A. Revisions are as approved in the regular Board of Commissioners Meeting on November 23, 2015.

	<p><u>Community Service and Self-Sufficiency</u> Since its inception in 1993, GHURA HCV has operated the FSS, a housing service program provided to HCV participants, as of 2016 the FSS program is also being offered to families under the Public Housing Programs. FSS Program participants are linked to employment opportunities through education and job training to achieve economic independence and self-sufficiency. Currently GHURA has 95 participants in the FSS program, 74 HCV and 21 Public Housing participants. Approximately 35% of the 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. GHURA intends to continue expanding these services to HCV participants in support of self-sufficiency and to graduate toward homeownership.</p> <p><u>Significant Amendment/Modification</u> 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 <p><u>Other:</u> GHURA is working on updating the Public Housing Admissions and Continued Occupancy Policy (ACOP), Attachment B identifies the proposed changes.</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p>
<p>B.2</p>	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Designated Housing for Elderly and/or Disabled Families.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Occupancy by Over-Income Families.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Occupancy by Police Officers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Non-Smoking Policies.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p> <p><u>Conversion of Public Housing to Project-Based Assistance under RAD</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>Occupancy by Over-Income Families</u> HUD is requesting for public comment to structure policies to reduce the number of individuals and families in public housing whose incomes significantly exceed the income limit and have significantly exceeded the income limit for a sustained period of time after initial admission. In the current ACOP GHURA has the option to terminate the tenancies of families who are over income. GHURA is working to determine a suitable threshold for the household over which termination of tenancy would be initiated.</p> <p><u>Occupancy by Police Officers</u> GHURA is pursuing legislation to address concerns of the police department to further the development of a police presence in public housing.</p> <p><u>Non-Smoking Policies</u> GHURA is actively reviewing the potential for establishing this policy for all sites and analyzing the cost impacts of smoking in our units.</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>Through the award of the Low-Income Housing Tax Credit (LIHTC) program Guam increased the inventory of affordable housing units by adding an additional 240 units for low to moderate income elderly. Of the 240 elderly units a total of 112 units have been approved by HUD to be eligible under the Project-based Voucher program.</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> <p><u>Units with Approved Vacancies for Modernization</u> GHURA has used Capital Fund Program funds to address vacant units under modernization and continues to request HUD approval for the modernization of units that are beyond the maintenance staff's ability to perform. Units identified for modernization require the unit to become or remain vacant to accomplish the improvements, modernization may require up to six months for completion. GHURA finds that not only the age of the units for the need to place under modernization but that the units are faced with corroded sewer waste lines and electrical systems are obsolete. The attached is HUD approved form HUD-50075.1 GQ08P00150116 Annual Statement / Performance and Evaluation Report that outlines the upcoming projects. (Attachment C)</p>
B.3	<p>Civil Rights Certification.</p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.4	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p>The Findings identified in the single audit for Year Ended September 30, 2014 is as follows:</p> <ol style="list-style-type: none"> 1. Finding No. 1: The Authority is in noncompliance with 24 CFR 965.507 and its Admissions and Continued Occupancy Policy. The potential exist for tenant rents to be misstated. <ul style="list-style-type: none"> • Cause: The Authority failed to review and update its schedule for utility allowances in a timely manner. 2. Finding No. 2: The Authority is in noncompliance with the PHAS regulations and its HQS policies set forth in the Admissions & Continued Occupancy Policies. <ul style="list-style-type: none"> • Cause: The Authority lacks effective internal controls to monitor and ensure that all units are inspected annually in a timely manner. 3. Finding No. 3: There is no material effect on the financial statements as a result of this condition. However, the Authority is not in compliance with federal regulations and its policies and procedures set forth in the Admissions and Continued Occupancy Policy. <ul style="list-style-type: none"> • Cause: The Property Site Manager did not adhere to the internal control procedures in ensuring that all the required documents are obtained and completed at the time of the annual or recertification process. Additionally, there is a lack of consistent quality control monitoring or review procedures in place to ensure the adequacy and completeness of the admission and certification of tenants. 4. Finding No. 4: The Authority is not in compliance with 24 CFR Section 960.257 and its internal control policies and procedures set forth in the Admission & Continued Occupancy Policies for Low Income Public Housing program. <ul style="list-style-type: none"> • Cause: It appears that the Low Income Public Housing personnel did not process the required documentation necessary during the reexamination to verify tenant's income eligibility and compute tenant's rent based on third-party verification forms. 5. Finding No. 5: There is no material effect on the financial statements as a result of this condition. However, the Authority is not in compliance with federal regulations and its policies and procedures set forth in the Admissions and Continued Occupancy Policy.

	<ul style="list-style-type: none"> • Cause: The Property Site Manager did not adhere to the internal control procedures in ensuring that all the required documents are obtained and completed at the time of the annual or recertification process. Additionally, there is a lack of completeness of the admission and certification of tenants. <p>6. Finding No. 6: The Authority is in noncompliance with 24 CFR 941, subpart F and PIH Notice 2009-28 (HA).</p> <ul style="list-style-type: none"> • Cause: The Authority failed to update its DOT's and submit such to HUD in a timely manner. <p>GHURA has submitted a plan of action to resolve all Findings listed above. Additional information regarding the FY2014 Audit may be reviewed in GHURA's web site at www.ghura.org.</p>
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B.5 Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.

Meeting the Statement of Housing Needs and Strategy for Addressing Housing Needs

Guam has increased the housing stock by adding an additional 425 affordable rental units through the LIHTC program and through the rehabilitation of former teacher staff housing. Guam continues to seek to increase the supply of affordable housing for individuals, families, and elderly persons at or below 80% of HUD's Area Median Income (AMI) level for Guam. Individuals at the extremely-low, very-low, and low-income levels represent the target market for affordable housing initiatives and those availing themselves of public housing and tenant-based voucher opportunities.

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

Guam operates Guma Trankilidat, a project-based rental assistance program that has a total of 49 units available for the elderly and adults with disabilities. This program is limited to very-low income whose head of household, spouse, or sole member is elderly or persons with a disability. Additionally, of the 750 Public Housing units, 82 are for the elderly. An additional 240 1 and 2 bedroom housing units have been added to the housing stock to address the need for additional affordable housing for low to moderate income elderly. The units are equipped with solar power and energy efficient lighting to help reduce cost.

The following tables are intended to provide a snapshot of GHURA's available units by occupancy level and racial analysis as of May 6, 2016 and wait list status is as of March 30, 2016:

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

Units	HCV/S8	AMP1	AMP2	AMP3	AMP4	GT
Total	2551	158	163	195	234	49
Available	2479	158	153	177	226	48
Percentage	97%	100%	94%	93%	98%	100%

Wait List (No. of applicants, by income)

	Extremely-Low (30% AMI)	Very-Low (50% AMI)	Low (80% AMI)	Above 80% AMI	Total
HCV/S8	304	81	34	10	429
AMP1	394	41	15	7	457
AMP2	101	38	5	2	146
AMP3	160	22	10	3	195
AMP4	790	168	37	47	1042
GT	20	0	0	22	42

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

	1	2	3	4	5	6
AMP1	65	161	131	67	31	2
AMP2	3	37	75	19	12	0
AMP3	6	81	61	27	16	3
AMP4	1	358	263	131	120	0

Housing Choice Voucher

Run By: JGL

Tenant Statistics

All Tenants

GHURA

	Number of Units	Average Monthly		Average Income	
		Rent	HAP	Monthly	Gross
Male Head of Household	443	188.83	887.73	1,099.15	14,444.61
Female Head of Household	2015	167.07	982.05	960.34	12,909.24
White	21	130.24	827.86	890.87	11,805.95
Black	4	225.50	675.25	683.84	8,939.25
American Indian / Native Alaskan	3	129.67	836.67	1,245.25	16,343.00
Asian / Pacific Islander	191	156.25	848.77	1,019.89	13,398.93
Native Hawaiian / Other Pacific Islander	2227	172.71	977.59	984.37	13,196.69
Other	12	150.33	857.92		10,845.25
Total Hispanic	11	142.91	887.18	989.02	12,784.64
Total Non-Hispanic	2447	171.12	965.40	985.34	13,187.76
Singles	243	110.37	626.89	530.09	6,816.73
Families	2215	177.64	1,002.15	1,002.15	1,002.15
Unit statistics:					
0 Bedroom	4	235.25	453.75	857.79	11,253.25
1 Bedroom	224	110.69	613.75	582.86	7,477.15
2 Bedroom	742	160.89	703.28	893.11	11,623.62
3 Bedroom	1056	177.23	1,084.42	1,071.25	14,408.91
4 Bedroom	362	212.00	1,291.47	1,195.77	16,442.12
5 Bedroom	64	163.42	1,474.63	909.57	13,369.17
6 Bedroom	1	27.00	2,253.00	190.17	6,602.00
Total Tenants	2458	170.99	965.05	985.36	13,185.96

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AMP 1

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Tenant Statistics

All Tenants

GHURA

	Number of Units	Average Monthly		Average Income	
		Rent	HAP	Monthly	Gross
Male Head of Household	35	84.37	0	988.06	12,754.51
Female Head of Household	123	91.95	0	1,035.58	13,767.63
White	2	-155.00	0	113.34	1,800.00
Black	1	-14.00	0	595.17	9,000.00
American Indian / Native Alaskan	0	0	0	0	0
Asian / Pacific Islander	6	193.83	0	1,311.36	16,379.67
Native Hawaiian / Other Pacific Islander	149	90.09	0	1,028.64	13,617.10
Other	0	0	0	0	0
Total Hispanic	1	-138.00	0	184.00	2,588.00
Total Non-Hispanic	157	91.73	0	1,030.41	13,612.34
Singles	17	68.29	0	731.31	9,258.71
Families	141	92.92	0	0	0
Unit statistics:					
0 Bedroom	0	0	0	0	0
1 Bedroom	14	60.86	0	656.18	8,437.86
2 Bedroom	46	106.59	0	964.32	12,363.11
3 Bedroom	72	77.14	0	1,027.37	13,743.79
4 Bedroom	24	129.67	0	1,368.15	18,326.88
5 Bedroom	2	-79.00	0	803.13	11,797.50
6 Bedroom	0	0	0	0	0
Total Tenants	158	90.27	0	1,025.05	13,543.20

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(2/2014)

AMP2

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Tenant Statistics

All Tenants

GHURA

	Number of Units	Average Monthly		Average Income	
		Rent	HAP	Monthly	Gross
Male Head of Household	36	112.17	0	1,088.98	14,382.83
Female Head of Household	117	36.45	0	866.79	11,763.03
White	0	0	0	0	0
Black	0	0	0	0	0
American Indian / Native Alaskan	0	0	0	0	0
Asian / Pacific Islander	4	66.50	0	807.54	10,517.25
Native Hawaiian / Other Pacific Islander	149	53.94	0	922.06	12,428.45
Other	0	0	0	0	0
Total Hispanic	1	-99.00	0	312.67	4,632.00
Total Non-Hispanic	152	55.28	0	923.06	12,430.43
Singles	7	-19.43	0	199.32	3,257.14
Families	146	57.80	0	0	0
Unit statistics:					
0 Bedroom	0	0	0	0	0
1 Bedroom	8	-22.00	0	189.37	3,079.50
2 Bedroom	36	75.89	0	914.78	11,821.83
3 Bedroom	76	46.45	0	897.64	12,037.34
4 Bedroom	23	54.22	0	1,060.28	14,784.35
5 Bedroom	9	40.78	0	1,165.38	16,735.67
6 Bedroom	1	603.00	0	3,074.67	38,336.00
Total Tenants	153	54.27	0	919.07	12,379.46

AMP 3
Run By: JGL

Tenant Statistics
All Tenants

GHURA

	Number of Units	Average Monthly		Average Income	
		Rent	HAP	Monthly	Gross
Male Head of Household	61	43.90	0	813.49	10,855.82
Female Head of Household	116	-5.54	0	653.25	8,896.32
White	3	91.33	0	879.36	10,819.00
Black	1	298.00	0	1,293.33	16,668.00
American Indian / Native Alaskan	0	0	0	0	0
Asian / Pacific Islander	14	120.00	0	835.48	11,070.57
Native Hawaiian / Other Pacific Islander	159	-1.36	0	690.39	9,371.48
Other	0	0	0	0	0
Total Hispanic	1	-185.00	0	0	960.00
Total Non-Hispanic	176	12.61	0	712.50	9,620.56
Singles	31	30.81	0	348.15	4,619.10
Families	146	7.40	0	0	0
Unit statistics:					
0 Bedroom	0	0	0	0	0
1 Bedroom	38	49.61	0	430.98	5,657.42
2 Bedroom	36	53.36	0	790.15	10,245.83
3 Bedroom	42	-8.29	0	667.12	9,078.17
4 Bedroom	29	-39.45	0	737.42	10,172.31
5 Bedroom	32	-8.72	0	974.16	13,564.56
6 Bedroom	0	0	0	0	0
Total Tenants	177	11.50	0	708.47	9,571.63

AMP4

Run By: JGL

Tenant Statistics

All Tenants

GHURA

	Number of Units	Average Monthly		Average Income	
		Rent	HAP	Monthly	Gross
Male Head of Household	66	108.26	0	1,029.47	13,656.53
Female Head of Household	160	90.51	0	1,020.83	13,396.11
White	2	189.00	0	1,554.04	20,568.50
Black	1	294.00	0	1,764.00	21,648.00
American Indian / Native Alaskan	0	0	0	0	0
Asian / Pacific Islander	35	125.31	0	991.35	12,991.37
Native Hawaiian / Other Pacific Islander	188	87.43	0	1,019.73	13,442.69
Other	0	0	0	0	0
Total Hispanic	2	48.50	0	791.17	10,454.00
Total Non-Hispanic	224	95.53	0	1,025.43	13,499.11
Singles	29	70.34	0	550.10	7,309.86
Families	197	98.76	0	0	0
Unit statistics:					
0 Bedroom	0	0	0	0	0
1 Bedroom	38	89.29	0	605.65	8,083.97
2 Bedroom	23	145.09	0	1,067.99	13,330.61
3 Bedroom	100	115.22	0	1,132.47	14,841.00
4 Bedroom	49	65.71	0	1,099.40	14,683.20
5 Bedroom	16	1.44	0	1,036.44	14,208.50
6 Bedroom	0	0	0	0	0
Total Tenants	226	95.11	0	1,023.36	13,472.16

Guma Trankilidat

Run By: JGL

Tenant Statistics

All Tenants

GUAM HSG & URBAN RENEWAL AUTH.

	Number of Units	Average Monthly		Average Income	
		Rent	HAP	Monthly	Gross
Male Head of Household	15	232.87	967.13	775.53	10,410.73
Female Head of Household	33	146.39	1,053.61	487.39	6,477.42
White	3	163.00	1,037.00	542.00	6,900.67
Black	0	0	0	0	0
American Indian / Native Alaskan	0	0	0	0	0
Asian / Pacific Islander	33	163.70	1,036.30	545.12	7,462.73
Native Hawaiian / Other Pacific Islander	12	202.75	997.25	675.17	8,578.67
Other	0	0	0	0	0
Total Hispanic	0	0	0	0	0
Total Non-Hispanic	48	173.42	1,026.58	577.44	7,706.58
Singles	41	150.17	1,049.83	499.83	6,679.95
Families	7	309.57	890.43	890.43	890.43
Unit statistics:					
0 Bedroom	0	0	0	0	0
1 Bedroom	48	173.42	1,026.58	577.44	7,706.58
2 Bedroom	0	0	0	0	0
3 Bedroom	0	0	0	0	0
4 Bedroom	0	0	0	0	0
5 Bedroom	0	0	0	0	0
6 Bedroom	0	0	0	0	0
Total Tenants	48	173.42	1,026.58	577.44	7,706.58

	<p>To address the need to sustain the available housing stock, GHURA continues to assess the merits of the RAD program for renovation or possible redevelopment of Public Housing. GHURA continues to 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 issued to qualified developers of affordable rental housing. Points were awarded for projects to include address of homeless and persons with disabilities. Through the award of LIHTC and the use of Community Development Block Grant for the renovation of Staff Housing Guam has increased its affordable housing stock by 425 units of which 240 housing units were added for the elderly population. GHURA continually seeks out opportunities to increase the number of affordable housing units through applying for available funding to Housing Programs, continuing to apply for additional S8 program vouchers, maintaining compliance with PHAS and SEMAP, support voucher mobility, provide outreach and education to potential landlords, implement the Section 8 Homeownership Program, conduct outreach to encourage participation in the Family Self Sufficiency Program, continue partnership in the Family Unification Program (FUP), 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.</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> <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.</p> <p>The FSS Program is happy to report the success of one of the participants to the program. The participant successfully completed the Individual Training and Service Plan (ITSP). The participant contributed the success to the support of the spouse and 3 children ages: 13 and twins ages 11. The Family Self Sufficiency program coordinated seminars/ workshops with its partners offering Pathways to Homeownership for First-Time Homebuyers, Homeownership Counseling, & Loan Affordability Analysis to name a few. The participant was aggressive towards achieving the goals, the participant obtained the certification as a nursing assistant through the Guam Marianas Training Center, and completed the medical coding curriculum under the Guam Community College.</p> <p>The participant holds an Associate of Arts in Business Administration concentration in Healthcare Administration through American Intercontinental University. The participant is currently employed as a Nurse Aide II, at the Guam Memorial Hospital Authority.</p> <p>Through the collaboration between GHURA and Bank of Hawaii, the participant learned the importance of saving and budgeting, home purchasing options, and homeownership readiness. The participant has made the dream of being a homeowner a reality.</p>
	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/> Minutes of the Public Hearing is attached (Attachment D). Comments and discussions are provided.</p> <p>(c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p>B.7</p>	<p>Certification by State or Local Officials.</p> <p><u>Form HUD 50077-SL</u>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>Attached</p>

B.8	<p>Troubled PHA.</p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y N N/A</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	<p>Statement of Capital Improvements. Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
C.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>Sec Five Year and Annual Plan for Fiscal Year Beginning October 1, 2014 HUD Form 50075.2 approved by HUD on 09/05/2014.</p>

CHANGES TO 2015 ADMINISTRATIVE PLAN

Current Administrative Plan Policy	Proposed change to policy	Comment
Placement on the Waiting List: The current plan describes placement using the two- step process of how applicants are placed on the waiting list after submitting a pre-application.	The proposed Administrative Plan proposes to include a "Lottery System" as an alternative to establishing a wait list. Families are randomly selected and placed in a chronological order on a wait list Reference: Chapter 4, page 4-4	This discretionary policy change is pertinent because it provides the Authority an alternative process in establishing a wait list by randomly selecting families through a lottery system.
Number of Wait List: The current policy described in Chapter 4 states that GHURA will establish and maintain a single wait list.	The proposed policy change is for GHURA to establish and maintain two separate wait list for tenant-based and project-based programs. Reference: Chapter 4, page 4-5	The policy is to accommodate the conversion of 112 tenant-based vouchers to project-based.
Mainstream Program: The current program describes one of the target funded program as "Mainstream Opportunities program for persons with Disabilities."	The Mainstream Program vouchers have changed to "Non elderly Persons with Disabilities". Reference: Change 4, page 4-9	The Program has changed as per HUD.
Project-based Program: The current Administrative Plan does not include project-based program as one of GHURA's programs under Section 8.	The proposed change includes Project-based Program as one of GHURA's programs in the Administrative Plan. Reference: Chapter 4, page 4-10	The addition of the project-based in the Administrative plan is necessary to accommodate the conversion of 112 tenant-based vouchers to project-based.
Suspension of the Voucher Term: The current policy states under portability and non-portability moves that GHURA will not suspend the voucher term when the Request For Tenancy Approval is received.	The proposed policy changes mandates PHA's to suspend the term of the voucher when a family submits a Request for Tenancy Approval (RFTA). The suspension begins when the family submits the RFTA and ends when the family is approved or disapproved and is notified in writing. Ref: Chapter 5, page 5-11	The policy change is a statutory change.

CHANGES TO 2015 ADMINISTRATIVE PLAN

<p>Biennial Inspection and Alternative Inspection Methods: GHURA's current policy states that GHURA must perform Annual Inspections, and does not provide for other acceptable alternative inspection methods.</p>	<p>The proposed change in policy mandates PHAs to perform biennial inspections and to adopt other acceptable methods of inspections which shall provide for equal or greater protection to the occupants of units under contract. Ref: Chapter 8; pg. 8-6, 9, 10</p>	<p>This change is a statutory requirement. This change is discretionary.</p>
<p>Utility Allowance: GHURA's current policy states that GHURA must apply the correct utility allowance based on the actual size of the unit under contract.</p>	<p>The proposed change in policy mandates PHAs to use the lower utility allowance based on the unit size the family qualifies for or the utility allowance amount for the actual size of the unit rented by the family. At the request of a family with a person with disabilities, the PHA must approve a utility allowance higher than the applicable amount if such a higher utility allowance is needed as a reasonable accommodation. Ref: Chapter 6, pg. 6-39</p>	<p>This change is a statutory requirement.</p>
<p>Denial of Portability due to insufficient funding: The current policy states that GHURA may deny a family from porting due to insufficient funding.</p>	<p>The proposed change requires PHA's to notify HUD within ten (10) business days after denying a family to port due to insufficient funding. Reference: Chapter 10, pg. 10-2</p>	<p>This policy is a regulatory mandate.</p>
<p>Portability: GHURA's current policy states that GHURA will not approve an extension after it expires.</p>	<p>The proposed change requires receiving PHAs to provide at least a 30-day extension past the initial PHA's expiration date. Reference: Chapter 10, page 10-7</p>	<p>This is a regulatory change.</p>
<p>Policies Governing the Project-based Program: Current policy describes policies that are applicable under the project-based program.</p>	<p>This policy is expanded to include other applicable policies, to include 24 CFR Parts 5, 908 and 985. Reference: Chapter 17, pg. 17-2</p>	<p>The policies are necessary for additional guidance for the PVB program.</p>

CHANGES TO 2015 ADMINISTRATIVE PLAN

Biennial Inspections: Current inspection policy reflects that assisted units under contract must be inspected annually.	The policy has changes from “annual to “biennial” inspections, as per HUD. Reference: Chapter 17, pg. 17-10	The change is due to a statutory requirement.
HAP contract extensions under the Project-based Program: the current policy states that the HAP contract under the project-based program may not exceed 10 years with extensions of 5 years at a time.	The proposed policy change states that the HAP contract under the project-based program may be extended up to 15 years, and extensions will be in increments of 5 years at a time, not to exceed a total of 15 years. Reference: Chapter 17, pg. 17-15	This is a regulatory change.
Remedies for HQS Violations: Current policy does not clarify GHURA’s remedies.	The remedies for HQS violations are clarified, which states that GHURA will not make any HAP payments to the owner for non-compliance. Reference: Chapter 17, pg. 17-15	The clarification is necessary to ensure program compliance HQS requirements.
Substitution of Contract Units. The current policy does not state whether it will amend the HAP contract to allow for substitution of contract units.	The policy permits for substitution of units in the same building. Reference: Chapter 17, pg. 17-16	The ability to substitute units is important in the event that a situation makes it necessary to do so.
Selection from the waiting list. The current policy does not specify whether or not GHURA will have a separate waiting list for the Project-based program.	A policy is included to allow for a separate waiting list for the Project-based Program. Reference: Chapter 17-19	A separate waiting is needed specifically for the Elderly PBV program.

CHANGES TO 2015 ADMINISTRATIVE PLAN

<p>Family Briefing: No specific policy exists for providing PBV families an informational briefing.</p>	<p>HUD mandates that families admitted to the Section 8 PBV program must be provided an informational briefing to explain the program benefits.</p> <p>Reference: Chapter 17, pg. 17-21</p>	<p>A new mandate.</p>
<p>Persons with limited English proficiency: No clear policy on how to address persons with limited English proficiency exists.</p>	<p>A policy is added to address LEP.</p> <p>Reference: Chapter 17, pg. 17-21</p>	<p>A HUD mandate</p>
<p>Owner selection: the current policy does not specify how families will be selected for the PBV program.</p>	<p>The policy changes states that families will be selected from the waiting list and referred to the owner for suitability screening and approval.</p> <p>Reference: Chapter 17, pg. 17-22</p>	<p>A HUD mandate</p>

CHANGES TO 2012 ADMISSIONS & CONTINUED OCCUPANCY POLICY (ACOP)

Attachment A

Admissions & Continued Occupancy Policy (ACOP)	Revised Policy	Comment
Fair Housing and Equal Opportunity: The previous Plan did not include statement on the Equal Access Regulation.	Includes: "The Equal Access to Housing in HUD Programs Regardless of Sexual Orientation or Gender Identity Final Rule, published in the Federal Register February 3, 2012 and further clarified in Notice PIH 2014-20." Reference: Chapter 2, page 2-3	This policy change is pertinent because it provides the Authority
Discrimination Complaint: The previous policy did not provide process for filing a complaint.	Adds two paragraphs and bullet points explaining the process for filing a fair housing complaint. Reference: Chapter 2, page 2-5	The policy adds process for filing a fair housing complaint.
Persons with limited English proficiency: Current policy states GHURA will analyze the various kinds of contacts it has with the public, to assess language needs and decide what reasonable steps should be taken.	Revises policy to address translations in written format and use of language line. Reference: Chapter 2	A HUD mandate
Definition of Family: The previous policy defined family in a broad meaning.	Defines family to include "actual or perceived sexual orientation, gender identity, or marital status, a single person, who may be an elderly person, disabled person, near-elderly person, or any other single person; or a group of persons residing together. ..." Reference: Chapter 3, page 3-3	The policy has changed the family definition, as per HUD.
Definition of Family Break-up: The previous policy did not include the discretion to determine which members of an assisted family continue to receive assistance if the family breaks up.	Adds the discretion to determine which members of an assisted family continue to receive assistance. Reference: Chapter 3, page 3-4	The policy adds the PHA discretion.

CHANGES TO 2012 ADMISSIONS & CONTINUED OCCUPANCY POLICY (ACOP)

Attachment A

<p>Flat Rent: The previous policy states that “upon issuance of new FMRs by HUD, GHURA must determine if the current flat rents are at least 80% of the new FMR, and update the flat rent amounts if necessary to meet the 80% requirement within 90 days of HUD publishing new FMRs.</p>	<p>Adds policies to flat rent (1) to comply on an annual basis and (2) increase phase-in requirements Reference: Chapter 6, pages 6-57 thru 6-60</p>	<p>The policy change is a statutory change. (PIH 2014-12 and PIH-2015-13)</p>
<p>Utility Reimbursement: GHURA’s previous policy states that GHURA will make utility reimbursements to the family.</p>	<p>Changes paragraph that PHA will continue to provide utility reimbursements monthly. Will include options: (1) to pay directly to the utility provider; and (2) to pay URs on a quarterly basis if UR is less than \$45 per quarter. Reference: Chapter 6, pg. 6-45</p>	<p>HUD Streamlining Rule, effective 4/7/2016.</p>
<p>Earned Income Disregard: GHURA’s policy states a 48-month eligibility period to accept a job without having their rent increased immediately due to their increased income. Income is excluded for the first 12 months of EID, and to exclude at least 50% for the last 12 months.</p>	<p>Revises to eliminate the 48-month timeframe, limiting an EID to a 24 consecutive month period from the date of initial increase in annual income. It will also eliminate the continuous employment requirement. An individual will no longer be eligible for an EID in the future. Reference: Chapter 6</p>	<p>HUD Streamlining Rule, effective 4/7/2016.</p>
<p>Inspection: GHURA’s previous policy states the use of the UPCS. HUD’s physical condition inspections does not relieve GHURA of the responsibility to inspect its units.</p>	<p>Changes paragraph and added a new PHA Policy—“The PHA will inspect all occupied units annually using HUD’s Uniform Physical Condition Standards (UPCS).” Reference: Chapter 8; pages 8-11 thru 8-12</p>	<p>This change is a statutory requirement.</p>
<p>Criminal Background Checks: The previous policy states that “Each household member age 18 and over may be required on a case-by-case basis to execute a consent form for a criminal background check as part of the annual reexamination process. GHURA will generally not run criminal background checks as part of the annual recertification process unless there are extenuating circumstances.”</p>	<p>States “Each household member age 18 and over will be required to execute a consent form for a criminal background check as part of the annual reexamination process.” Reference: Chapter 9, pg. 9-6</p>	<p>This policy is a regulatory mandate.</p>

CHANGES TO 2012 ADMISSIONS & CONTINUED OCCUPANCY POLICY (ACOP)

Attachment A

<p>Community Service and Self-Sufficiency Requirement (CSSR): GHURA's policy states that each adult resident, who is not exempt, must contribute 8 hours per month of community service and may not skip a month and double up the following month.</p>	<p>Revises required community service or self-sufficiency activity may be completed at 8 hours each month or may be aggregated across a year. Any blocking of hours is acceptable as long as 96 hours is completed by each annual certification. Reference: Chapter 11</p>	<p>HUD Streamlining Rule, effective 4/7/2016; PIH 2015-12; PIH 2016-06</p>
<p>Grievance Hearing - Applicability: GHURA's previous policy states that "GHURA is located in a due process state but will grant opportunity for grievance hearings for all lease terminations, regardless of cause.</p>	<p>States "The PHA is located in a HUD-declared due process state. Therefore, the PHA will not offer grievance hearings for lease terminations involving criminal activity that resulted in a felony conviction of a household member or that threatens the health, safety, or right to peaceful enjoyment of the premises of other residents or employees of the PHA, or for violent or drug-related criminal activity on or off the premises. GHURA Policy – GHURA is located in a due process state but will grant opportunity for grievance hearings for all lease terminations, regardless of cause. Reference: Chapter 14, page 14-11</p>	<p>This is a regulatory change.</p>
<p>Record Retention: Previous policy does not state.</p>	<p>Adds "Notice PIH 2014-20 requires the PHA to keep records of all complaints, investigations, notices, and corrective actions related to violations of the Fair Housing Act or the equal access final rule." Reference: Chapter 16, page 16-19</p>	<p>Final rules due to the Fair Housing Act and Equal Access.</p>
<p>Notification (VAWA): GHURA's policy does not list "sexual assault" as stated in the form HUD-50066.</p>	<p>Adds "Sexual Assault" text throughout policy. Reference: ACOP</p>	<p>Mandated</p>

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

Part I: Summary		Grant Type and Number CFP Grant No. GQ08P00150116 RHF Grant No. N/A Date of CFFP: N/A		FFY of Grant: FFY of Grant Approval: FY2016
PHA Name GUAM HOUSING AND URBAN RENEWAL AUTHORITY				
Type of Grant / X / Original Annual Statement / / Revised Annual Statement (Revision No.) / / Performance and Evaluation Report for Period Ending: / / Final Performance and Evaluation Report:				
LINE	Summary by Development Account	Original	Revised ²	Total Actual Cost ¹
1	Total Non-CFP Funds	0.00	0.00	0.00
2	1408 Operations (may not exceed 20% of line 20) ³	0.00	0.00	0.00
3	1408 Management Improvements	50,000.00	0.00	0.00
4	1410 Administration (may not exceed 10% of line 20)	136,214.00	0.00	0.00
5	1411 Audit	750.00	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00
7	1430 Fees and Costs	85,000.00	0.00	0.00
8	1440 Site Acquisition	0.00	0.00	0.00
9	1450 Site Improvement	126,000.00	0.00	0.00
10	1460 Dwelling Structures	923,600.00	0.00	0.00
11	1465.1 Dwelling Equipment - Nonexpendable	40,580.00	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00
15	1492 Moving to Work Demonstration	0.00	0.00	0.00
16	1495.1 Relocation Costs	0.00	0.00	0.00
17	1499 Development Activities ⁴	0.00	0.00	0.00
18a	1501 Collateralization or Debt Service paid by the PHA	0.00	0.00	0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00	0.00	0.00
19	1502 Contingency (may not exceed 8% of line 20)	0.00	0.00	0.00
20	AMOUNT OF ANNUAL GRANT (sum of lines 2-19)	1,362,144.00	0.00	0.00
21	Amount of line 20 Related to LBP Activities	0.00	0.00	0.00
22	Amount of line 20 Related to Section 504 Activities	0.00	0.00	0.00
23	Amount of line 20 Related to Security-Soft Costs	0.00	0.00	0.00
24	Amount of line 20 Related to Security-Hard Costs	0.00	0.00	0.00
25	Amount of line 20 Related to Energy Conservation Measures	0.00	0.00	0.00
Signature of Executive Director X MICHAEL J. DUENAS, Executive Director		Date 03/04/2016		
Signature of Public Housing Director		Date APR 04 2016		

Form HUD-50075.1 (07/2014)

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 150 units in management may use 100% of CFF 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 06/30/2017

Part II: Supporting Pages									
PHA Name: GUAM HOUSING AND URBAN RENEWAL AUTHORITY					Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/No): Replacement Housing Factor Grant No:				Federal FY of Grant FFY 2016
					GQ08P00150116 No N/A				
Development Number Name/PHA- Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost	Total Actual Cost			Status of Work	
					Original	Revised ¹	Funds Obligated ²		
PHA-WIDE	Operations	1406							
PHA-WIDE	CFP ACCOUNT NO. 1406: Management Improvements Rental Assistance Demonstration Planning and Training	1408			\$ -				
PHA-WIDE	CFP ACCOUNT NO. 1408: Administration AMP1 AMP2 AMP3 AMP4	1410			\$ 50,000.00				
PHA-WIDE	CFP ACCOUNT NO. 1410: Audit Costs	1411			\$ 50,000.00				
FEES AND COSTS	CFP ACCOUNT NO. 1411: Fees and Costs AVE Staff Salaries and Benefits Sundry (Direct Costs)	1430			\$ 28,700.00 \$ 29,599.00 \$ 35,416.00 \$ 42,499.00 \$ 136,214.00 \$ 750.00 \$ 750.00				
PHA WIDE	CFP ACCOUNT NO. 1430: Site Improvement AMP2-Sewer Up-grade (Yona G100) AMP3-Sewer Up-grade (Agat G99/G82 Lower Agat) AMP4-Sewer Up-grade (Toko G250)	1450			\$ 78,000.00 \$ 7,000.00 \$ 85,000.00				
	CFP ACCOUNT NO. 1450: AMP2-Sewer Up-grade (Yona G100) AMP3-Sewer Up-grade (Agat G99/G82 Lower Agat) AMP4-Sewer Up-grade (Toko G250)	1450	9		\$ 54,000.00				
		1450	7		\$ 42,000.00				
		1450	5		\$ 30,000.00				
		1450			\$ 126,000.00				

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.

form HUD-50075.1 (07/2014)

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 06/30/2017

Part II: Supporting Pages									
PHA Name: GUAM HOUSING AND URBAN RENEWAL AUTHORITY									
Development Number Name/PHA- Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Grant Type and Number Capital Fund Program Grant No: CFPP (Yes/No): Replacement Housing Factor Grant No:				Federal FY of Grant FFY 2016	
				GQ08P00150118 No		GQ08P00150118 No		FFY 2016	
				Total Estimated Cost		Total Actual Cost		Status of Work	
				Original		Revised¹		Funds Obligated²	
								Funds Expended²	
GQ000001-AMP1 Sin, AH, MIN, Asn	Dwelling Structures	1460	4	154,000.00					
	Unit Modernization	1460	6	72,000.00					
	Electrical		65	36,000.00					
	Waterblast/Roof Coat								
	Unit Modernization	1460	4	102,000.00					
GQ000002-AMP2 Ina, Tai, Yona	Kitchen		9	23,400.00					
	Bathroom		9	18,000.00					
	Electrical		2	24,000.00					
	Waterblast/Roof Coat		65	36,000.00					
	Unit Modernization	1460	4	88,000.00					
GQ000003-AMP3 Agat, Uma, Mar	Kitchen		7	18,200.00					
	Bathroom		7	14,000.00					
	Electrical		2	24,000.00					
	Waterblast/Roof Coat		65	36,000.00					
	Unit Modernization	1460	4	147,000.00					
GQ000004-AMP4 Toto, Ded	Kitchen		5	13,000.00					
	Bathroom		5	10,000.00					
	Electrical		6	72,000.00					
	Waterblast/Roof Coat		65	36,000.00					
		CFP ACCOUNT NO. 1460:			923,600.00				
PHA-WIDE	Dwelling Equipment	1465.1							
	AMP1	1465.1			8,428				
	AMP2	1465.1			8,692				
	AMP3	1465.1			10,400				
	AMP4	1465.1			13,060				
	CFP ACCOUNT NO. 1465.1:				40,580.00				
PHA-WIDE	Nondwelling Equipment	1475							
	CFP ACCOUNT NO. 1475:				0.00				

form HUD-50075.1 (07/2014)

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.



GHURA

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



Public Hearing
 PHA Plan for FY beginning October 1, 2016
 May 11, 2016; 2:00 p.m.
Minutes

Public Hearing started with an outline of the content of the PHA plan. A review of the identified revisions that occurred during FY2016 as stated in section B.1 and the proposed new activities for fiscal year beginning October 1, 2016 in section B.2 were outlined. It was pointed out that GHURA's most recent fiscal year audit is year ending September 30, 2014, a plan of action to resolve all findings has been submitted. Other aspects of the Plan highlighted was the approved FY2016 Capital Fund Program (CFP) grant.

The following are comments discussed during the Public Hearing:

1. The change in the Housing Choice Voucher (HCV) Administrative Plan.
 - The attendee inquired if GHURA was going to implement the identified change in the Wait List policy regarding the "Lottery System".
 - Response was provided by the Chief Planner. Yes, the change to the Admin Plan was approved in the BOC Meeting of November 23, 2015, the HCV is moving toward the "Lottery System".
2. The proposed changes to the Admissions & Continued Occupancy Policy (ACOP).
 - The attendee inquired if these changes were required by HUD. Attendee specifically inquired on several changes, the Definition of Family; Community Service and Self-Sufficiency Requirement (CSSR); Fair Housing and Equal Opportunity.
 - Response was provided by the AMP3 Property Site Manager (PSM). The ACOP was last updated in 2012 and now require major revisions and updates that would incorporate the Final Streamlining Rule and other HUD regulations, such as the PIH 2014-20, which relates to the Equal Access to Housing in HUD Programs regardless of Sexual Orientation or Gender Identity.
 - The Manager further explained that there is another revision in the ACOP based on the Streamlining Rule (effective 4/7/2016 under PIH 2015-12; PIH 2016-06) that would benefit both the residents and GHURA. It is the Community Service requirement that allows the resident to complete their 96 hours at any given time prior to their annual recertification and not necessarily completing the 8 hours per month. She mentioned the CSSR is for residents to give back to the community by working 8 hours a month or by attending programs such as job search, resume building, and education opportunity. The program is to build up the residents' self-sufficiency so they can graduate out of the public housing system.



- The Chief Planner informed the attendees the changes to the Fair Housing and Equal Opportunity are necessary to incorporate the changes identified under Notice PIH 2014-20, Equal Access to Housing in HUD Programs regardless of Sexual Orientation or Gender Identity.
- The attendee inquired if GHURA felt there would be challenges by residents regarding these changes.
 - The PSM explained that once the ACOP has been updated it will be advertised in the newspaper for public comment and a public hearing will be held. Newsletters will also be distributed to the AMP sites to make them aware of the proposed changes. The public as well as the Public Housing residents will have a chance to bring up their concerns and ask any questions. All PSMs will try and hold a meeting at their developments with the residents to also discuss the proposed changes. The Manager felt the challenge would be if the resident was not familiar with the program and how the change would affect them. However, we will make every effort to explain these changes so that they can understand them.
- Other topics discussed:
 - The difference between a pet and a service animal were discussed and the benefits provided those requiring the assistance of a service animal along with the documentation required for allowance into the PH units.
 - The approved Capital Fund Program (CFP) for FY2016 was reviewed. However, there were no questions regarding the identified projects.
 - Towards the end of the Public Hearing there was a lengthy discussion regarding the establishment of an RAB. The PSM Managers have made numerous attempts to recruit residents for membership in the RAB to no avail. PSM Manager's have placed the notice in their AMP newsletter, have reviewed their resident list of those in good standing and have made personal phone calls to inquire their possible interest. One of the challenges identified by a PSM Manager is transportation. Suggestions of incentives for membership were brought up.

The Public Hearing ended at 4:00 p.m. as there were no further questions.

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 2/29/2016

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

I, Eddie Baza Calvo, the Governor of Guam
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the
Guam Housing and Urban Renewal Authority
PHA Name


is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
Impediments (AI) to Fair Housing Choice of the
Government of Guam

Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI. Guam continues to have persons/households that are in need of housing assistance, the elderly, disabled, veteran families, families at risk of becoming homeless, low and moderate income families. The goals and objectives outlined in the PHA Plan to address affordable, decent, safe & sanitary homes are consistent with those in the Guam's Consolidated Plan housing needs. GHURA currently manages 750 public housing units, 49 elderly housing units and 2,551 Housing Choice Vouchers to assist in addressing the needs.

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

Name of Authorized Official	Title
Eddie Baza Calvo	Governor of Guam
Signature	Date
	JUN 29 2016

**Certifications of Compliance with
PHA Plans and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
Required Civil Rights Certifications**

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 ___ Annual PHA Plan for the PHA fiscal year beginning ___ 2017 ___, 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 has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (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.
4. 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.
5. 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.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing 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 by maintaining records reflecting these analyses and actions.
7. For PHA Plans 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 2010-25);
 - 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 a 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 a 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).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. 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.
10. 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.
11. 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.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. 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.
14. 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.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. 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.
17. 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).
18. 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.
19. 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.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Guam Housing and Urban Renewal Authority
PHA Name

GQ-001
PHA Number/HA Code

X Annual PHA Plan for Fiscal Year 2017

 5-Year PHA Plan for Fiscal Years 20 - 20

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).

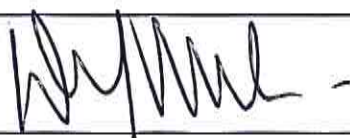
Name of Authorized Official

David J. Sablan

Title

Chairman, Board of Commissioners

Signature



Date

MAY 26 2016



GHURA

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



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.
6. Limited job training and employment opportunities. Employment is elemental to any discussion of self-sufficiency and improvement to the quality of life. Guam is a community in continuing recovery from a protracted economic downturn.

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

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



GHURA

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VIOLENCE AGAINST WOMEN ACT (VAWA) – DOMESTIC VIOLENCE NOTICE TO PUBLIC HOUSING TENANTS

What is VAWA's Purpose?

The Violence Against Women Act (VAWA) protects and preserves affordable housing for individuals who may, as a result of domestic violence, dating violence, or stalking at the hand of another, be at risk of losing their housing and/or housing assistance.

If you are a victim of domestic violence and need immediate assistance call 911. If you are not subject to immediate harm, but need assistance, contact the Special Victims Unit at the Guam Police Department at 475-8620 or 475-8647.

Behavior(s) Covered under VAWA

VAWA is broad in defining "domestic violence" and includes:

- 1) **"Domestic violence"** defined as felony or misdemeanor crimes of violence committed by any of the following:
 - a) Current or former spouse of the victim
 - b) A person with whom the victim shares a child in common
 - c) A person who is cohabitating with or has cohabitated with the victim as a spouse
 - d) A person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies
 - e) Any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction.
- 2) **"Dating Violence"** defined as violence committed by a person (1) who is or has been in a social relationship of a romantic or intimate nature with the victim and (2) where the existence of such a relationship shall be determined based on a consideration of the following factors:
 - a) The length of the relationship
 - b) The type of relationship
 - c) The frequency of the interaction between the persons involved in the relationship.
- 3) **"Stalking"** defined as following, pursuing or repeatedly committing acts with the intent to kill, injure, harass, or intimidate another person; or to place under surveillance with the intent to kill, injure, harass, or intimidate another person AND in the course thereof, or as a result thereof, such following, pursuit, surveillance, or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury, or to cause substantial emotional harm to that person, a member of the immediate family of that person, or the spouse or intimate partner of that person.

**The term "domestic violence" as used throughout this document, includes all three definitions listed above.*



Protection for Victims

A landlord cannot refuse to rent to you, nor can you be evicted because you are a victim of domestic violence. Nor can an owner refuse to rent to you, or evict you, due to criminal acts directly related to the domestic violence. Similarly, you cannot be denied admission to Public Housing or Section 8 Project-Based Housing, or denied eligibility for the Section 8 Voucher program due to incidents of domestic violence committed against you. Your housing assistance can also not be terminated due to criminal activity related to the domestic violence. For example, you cannot be evicted or lose your housing assistance because an act of domestic violence occurred against you or a family member in your unit.

Confirming an Action Covered by VAWA

If you use VAWA as a defense against an action to deny you housing assistance or to terminate you for cause, the owner or housing authority may request that you provide proof of domestic violence. The owner can accept your oral statement, or he/she can request something in writing. Typical forms of proof include the HUD Certification form (HUD-50066, available from the housing authority); police or court records (restraining order); OR a statement from a medical provider, attorney or social service agency that is signed by you and the professional. The owner or housing authority must give you at least 14 business days to provide proof.

Confidentiality: The owner and housing authority **MUST** keep confidential any information you provide as proof that you are a victim of domestic violence. The owner and housing authority may share the information if:

- a) You provide written permission allowing the release of the information
- b) The information is required for the use in an eviction proceeding to evict the abuser
- c) Release of the information is otherwise required by law.

It is important that you inform the owner if releasing such information would put you at risk of harm.

Options for Victims

In an effort to balance the needs of you as victim of domestic violence with those of other residents, the owner or housing authority may:

- a) Split the lease and evict, remove, or terminate assistance to the household member who has committed criminal acts of violence against family members or others, while allowing the victim and other household members to stay in the unit and maintain assistance; or
- b) Allow you to terminate your lease and move prior to the end of the lease term (but you still may be required to give 30 days' notice before ending your lease).