

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Government of Guam (GovGuam) is an annual recipient of four entitlement grants, these entitlement grants include the Community Development Block Grant (CDBG), Home Investment Partnerships Grant (HOME), Housing Trust Fund (HTF), and the Emergency Solutions Grant (ESG). GovGuam as the Grant recipient of these funds proposes projects to be funded by the four grants that will address the needs in our community for housing, community improvement, and the needs of the homeless.

The needs, goals, and objectives set out for Guam are articulated in a 5 year Strategic Plan document known as the 2020-2024 Consolidated Plan (ConPlan). Program Year (PY) 2024 is the fifth year of the current ConPlan. This PY2024 Annual Action Plan (AAP) report is the proposal to the U.S. Dept of Housing and Urban Development (HUD) Office of Community Planning and Development (CPD) to use these funds. Guam Housing and Urban Renewal Authority (GHURA) is tasked to compile this report to propose projects for funding that will meet Guam's needs and meet the requirements and regulations governing the grant funds. GHURA is also responsible for routinely administering the grant funds, in particular, the process of engaging the public and stakeholders in the development of the report. This process is referred to as the Citizen Participation Plan.

In PY2024 the AAP, Guam proposes 14 activities in support of various community projects (as advertised). In AP-35 of this plan, (8) CDBG/ (2) HOME/ (1) THF/ (3) ESG project activities will be listed which will include community activities and grants planning and administrative activities. The programs/activities address the needs for improved public facilities and the provision of public services to meet the needs of the following: the homeless, low/ very low and extremely low income residents, persons with disabilities, those needing workforce preparation for gainful employment, and efforts for affordable housing. In addition, the CDBG, HOME and ESG programs are intended to fund the administration effort of GHURA for these grant funds. Detailed descriptions are contained in the section entitled AP-38 of this report.

Geographically, projects are located in northern, central and south in various low/mod areas of Guam. Typical AAPs have contained new projects to address needs, however, this year Guam proposes to utilize the full 2024 entitlement funding to support ongoing projects and programs approved from prior years or new projects for CDBG and ESG that have been funded through previous program funds which are no longer available. The intention of Annual Action Plan 2024 award of funds will allow continued funding to move forward previously approved projects with replenished or additional funds needed for

construction and to utilize the same community service programs to continue providing needed services in the community to benefit homeless persons, the disabled, and those who are eligible at or below the low/mod income threshold as established for Guam. Funds have also been proposed to support affordable housing development and expand accessible affordable housing. We encourage readers to familiarize themselves with the objective projects and programs for this AAP year.

AMENDMENT (9.17.2024) *SEE ATTACHED JEPG FOR NARRATIVE*

AMENDMENT (9.17.2024) Guam has amended this AAP in sections AP38 Projects to include Estimated Amount Table for CDBG/ESG/HOME/HTF funds; National Objective amendment in AP35 Projects: Project 4: CDBG/PS/Lighthouse Recovery Center (LRC/2024) CDBG: \$173,400 and Project 5: CDBG/PS/Opportunity Initiative (OI/2024) CDBG\$125,000.00 and to correct statement of \$11,663.00 in CDBG funds will be allocated, short \$100,000.00 less then the Notice to the Public, in which Guam has correct allocated amount of \$111,663.00 to the AP35 Project: Project 6: CDBG/PS/Employment Empowerment Initiative (EEI/2024) CDBG: \$111,663.00; Guam entered its proposed accomplishments under the Goal Outcome Indicators 'Rental Units Rehabilitation' for the proposed AP35 Project: Project 12: HTF/HTF Affordable Rental Program HTF:\$49,843.91 and amended AP90- Program Specific Requirements to identify and state the use of \$390,876.00 to AAP PY23 Project 3: Purchase of Fire Protection Equipment as supplemental duns to purchase PPE in a separate reprogramming and Guam has identified HOME PI/LA funds reported in this section to be prograded to the PY23 HOMEOWNER Rehab activity, post TYPHOON MAWAR. At the submission of this AAP Guam is planning/has planned to reprogram other HOME funds to this activity identified through AAP PY23.

AMENDMENT (9.17.2025)

Amendment (9.17.2025) This substantial amendment to the PY2024 Annual Action Plan describes Guam's proposed change to the scope of work for its ESG allocation. Mañelu's Project Akudi initially proposed using their ESG sub-award towards Rapid Re-housing, Street Outreach, and HMIS. However, due to an increased need for Homelessness Prevention services, the project has requested to adjust its scope of work to Rapid Re-housing and Homelessness Prevention. This amendment will allow Guam to provide more services under Homelessness Prevention and better address the current needs of the community.

A detailed description of the activities proposed can be found in AP-35 and AP-38.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

For this Action Plan year, Guam has identified several projects to achieve outcomes which would address goals identified in the ConPlan 2020-2024. The list of projects can be found in section AP-35 of

this Plan. Section AP-38 includes details on the specific activities paid for through CPD funds; the estimated number of low- and moderate-income persons benefiting from the projects; the amount of CPD funds allocated for the projects; project descriptions; and the location and other details.

Guam's objectives for PY2024 are largely centered around funding public facilities and continuing public service programs that improve communities by improving access to low income residents of these facilities or services specific to the CDBG entitlement allocation. Guam also proposed to utilize funds to support making decent housing affordable to income eligible persons through construction and accessible affordable rental. These objectives are proposed through the HOME program and the Housing Trust Fund (HTF) program/funds.

Additionally, Guam will exercise pre-award costs where eligible determination for the proposed projects are in accordance with the program regulations and guidance 24 CFR part 570.200 (a)(5)(v).

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

Guam proposes the use of funds to support community service projects established and ongoing. The community will note that CDBG projects were awarded with PY24 EN funds to previously approved projects to facilitate their award for construction and/or successful completion or continued service to be provided to the community. GHURA's Research Planning and Evaluation division held several performance meetings with the various sub-recipients addressing meeting goals, expenditures and ways to address considerable factors that have hindered progress in recent years for all Public Service Projects. Assessing PS performances and awards based on the proposed services and needs of the community has allowed for allocation and expenditure goals to remain concurrent. In addition several TA sessions were hosted to support and guide Guam's community seeking funding through CPD programs.

The single PFI project, the Eastern SubStation, is awarded additional funds to allow for the continuation of the award for the construction . Funds originally allocated for this project were reprogrammed to support immediate needs for Affordable Housing projects associated with previously approved AAPs. This project will serve the southern region of Guam.

Guam has determined and will propose in this AAP that this project will be funded through the CDBG PY2023 EN funds. Details can be found in the AP-38 and throughout this report. Guam will report that this project will require multi-year CDBG funding with anticipation of pre-approval award.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Guam engaged in a 65-day application period for the HUD CPD PY2023 Entitlement funds. Following receipt, review and evaluation of all PY23 CPD applications, Guam completed a 32-day consultation effort having utilized its Citizen Participation process without special considerations. The (14) AAP projects were advertised twice in local newspapers and made available on the GHURA website. In addition to the publications GHURA notified the numerous stakeholders in the community, sharing the meeting date and inviting all to attend the public briefing for Annual Action Plan 2024. TA sessions were held with a number of individuals from both the nonprofit and government sectors to address any questions or guidance needed with regard to the CPD program eligible activities and Guam's goals. In addition Guam continued to offer one-on-one consultations for all interested community members, government and non-government.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

No comments were received.

6. Summary of comments or views not accepted and the reasons for not accepting them

There were no comments or views not accepted.

7. Summary

Guam continues work to move forward with the Eastern Substation project which has faced challenges due COVID19 Pandemic and Build America, Buy America (BABA) which factors of cost increases which necessitate the funding allocations proposed in this plan. The proposed allocations for this PY 2024 AAP were awarded to projects that required continued funding for public services. Other funds to prioritize projects for affordable housing continue from year one of the current CONPLAN 2020-204 cycle. Guam will continue to assess slowed programs and assess the community needs, availability of all funds, and expenditure regulations through this program year to ensure Guam will meet all regulations. This will ensure community needs are addressed and met. Public responses reported are minimal and may be attributed to the fact that the proposed projects are familiar to the community through prior year awards. All programs allowed for the one-on-one technical assistance and performance evaluations were completed prior to the notice of intent to award.

PR-05 Lead & Responsible Agencies - 91.300(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role		Name	Department/Agency
Lead Agency		GUAM	
CDBG Administrator	GUAM	Guam Housing and Urban Renewal Authority, GovGuam	
HOPWA Administrator			
HOME Administrator	GUAM	Guam Housing and Urban Renewal Authority, GovGuam	
ESG Administrator	GUAM	Guam Housing and Urban Renewal Authority, GovGuam	
HOPWA-C Administrator	GUAM	Research, Planning, and Evaluation Division	
	GUAM	Guam Housing and Urban Renewal Authority, GovGuam	

Table 1 – Responsible Agencies

Narrative

Guam assumes the lead role in administering the HUD CPD Programs: CDBG, HOME, HTF and ESG grants. Guam's Research Planning and Evaluation Division is responsible for preparing this Annual Action Plan (AAP) and the corresponding Consolidated Plan (2020-2024). This Annual Action Plan will be the fifth and final Annual Action Plan corresponding to the 2020-2024 Consolidated Plan for Guam.

Consolidated Plan Public Contact Information

Guam Consolidated Plan and Action plans can be found at the GHURA's main office: 117 BienVenida Ave. Sinajana, Guam or the GHURA website: www.ghura.org/about-ghura/community-development/consolidated-plan or by contacting the RP&E Staff at 671-477-9851.

AP-10 Consultation - 91.110, 91.300(b); 91.315(l)

1. Introduction

Guam maintained communication with service providers and others within the community, continuing to collaborate on public service or construction projects. Guam remained available to all partners in need of technical assistance or other requested guidance pertaining to this year's Annual Action Plan. Guam responds affirmatively to all requests for meetings to discuss enhanced collaborations between agencies.

Provide a concise summary of the state's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies

Guam maintained communication with service providers and others within the community, continuing to collaborate on public service and all construction projects. Guam administered technical assistance for all interested community, government and non-government entities for CDBG (PS & PFI), ESG, and HOME at the start of the open application period. Guam remained available to other requested guidance pertaining to this year's Annual Action Plan. Guam responds affirmatively to all requests for meetings to discuss enhanced collaborations between agencies and nonprofit organizations.

The Guam Police Department, Manelu, Sanctuary, Inc., The Salvation Army, Victim Advocates Reaching Out, were among several in attendance during the TA's inquiring on this program year's entitlement funds. Each entity consulted or discussed possible program activities under any or particular CPD grants proposed in this AAP or identified foundation for future funding cycles.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

GHURA is the Collaborative Applicant of the CoC and works closely with the CoC to encourage other organizations aside from the current subrecipient that help the homeless including the faith-based organizations. GHURA makes referrals to nonprofit organizations and government agencies that provide assistance, housing and support services to persons experiencing homelessness. The CoC has outreach workers who identify the chronic homeless and make referrals to government agencies for housing and support services. Once the homeless person is referred, we identify the type of services that the person or the family needs and enroll them in the appropriate project that the CoC manages. GHURA and the CoC see to it that the persons who are experiencing homelessness and those who are at-risk of becoming homeless are addressed by creating projects that serve the target population. Thus,

collaboration must always aim to be seamless to ensure that homelessness is addressed and assistance that is provided to meet their needs.

Describe consultation with the Continuum(s) of Care that serves the State in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

GHURA has the oversight for both CoC and ESG funded programs. GHURA makes referrals to nonprofit organizations and government agencies that provide assistance, housing and support services to persons experiencing homelessness. The staff collaborate with the CoC in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds through evaluation based on the performance of the subrecipients, number of persons served, referrals to mainstream services and housing stability. The CoC has a review and ranking committee that review the proposals, evaluate the performance and expenditures and effectiveness of the project. The committee has established the criteria for evaluation and make the recommendation on the allocation. These organizations were selected based on performance and recommendations from the CoC. Allocations of funds were determined depending on the number of staff and capability and capacity of the organization. The CoC provides data, needs, and gaps in services and target population to prioritize for effective use of resources.

The CoC work closely with the HMIS lead and develop policies and procedures for the operation and administration of HMIS. The HMIS is utilized by all projects that help persons experiencing homelessness. Guam has a comparable database that is used by organizations that serve victims of domestic violence, sexual assault, stalking, etc. The CoC established a comparable database, a separate funding, also policies and procedures due to sensitivity and stringent confidentiality for this type of population. The CoC has a committee that works on the various activities that require HMIS functions such as the PIT, HIC and system performance. This group has the oversight for the operation and administration and operation of HMIS.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Guam Housing and Urban Renewal Authority
	Agency/Group/Organization Type	Housing PHA Community Development Financial Institution
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Guam Housing and Urban Renewal Authority (GHURA) Public Housing Division provides input on the needs for public housing. Their annual plan outlines activities to sustain affordable housing for extremely low, very low and low income families. GHURAs RP&E Division provides input on the needs of public services and public facilities. GHURAs Community Development (CD) administers the HOME Program and contributes its plans for homebuyers and homeowners.
2	Agency/Group/Organization	Guam Police Department
	Agency/Group/Organization Type	Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Public Safety
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	GHURA coordinated with the Guam Police Department relevant to public services and the increased costs of new construction for the anticipated Eastern Substation and immediate need for additional funds to comply with the effects of BABA compliance. The consultation identified funds in this plan that will be used to address the need for additional funds to complete the award for this project.
3	Agency/Group/Organization	Guam Homeless Coalition
	Agency/Group/Organization Type	Services - Housing Services-homeless

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	GHURA serves as a Collaborative Applicant for the Continuum of Care program and is responsible for administering CoC funds, monitoring programs for HUD compliance, and providing technical assistance to CoC project sponsors. GHURA consults with the Guam Homeless Coalition on how ESG funds should be spent and how to improve Rapid Rehousing and Homeless Prevention Services. Various community stakeholders in these programs addressed gaps in services for those still in COVID Shelters and the programs available for case management, rapid rehousing and permanent shelter needs.

Identify any Agency Types not consulted and provide rationale for not consulting

Guam responded affirmatively to all requests for consultation.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Guam Homeless Coalition	Guam's Consolidated Plan 2020-2024 identifies goals that support the CoC plan of addressing homelessness on Guam.
5 Year PHA Plan	GHURA	Guam's Public Housing Authorities goals relating to sustaining and expanding affordable housing, empowering PHA tenants, and increasing employment opportunities align with goals cited in the ConPlan

Table 3 - Other local / regional / federal planning efforts

Narrative

Guam meets regularly with service providers and various community stakeholders interested in collaborating on public service(s), community needs, and/or construction needs. For this annual action plan cycle, Guam provided technical assistance (TA) workshops for all CPD programs in advance of the competitive application process. This aspect is the first step in re-establishing long standing partnerships where funding has been a foundational component to public services and establishing new or developing collaboration for future funding opportunities. Following the TA, roundtable discussions were held with CoC partners and stakeholders regarding Homelessness and the services provided that need strengthening, gaps filled or identifying succession processes through which individuals or families move through the systems getting the assistance that is needed. Other discussions were regarding community needs for public facilities in various LMI villages, the limited resources available for Guam, and leveraging the CDBG program funds for future projects.

AP-12 Participation - 91.115, 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Guam engaged in a 60 day consultation effort having utilized its Citizen Participation process without special considerations. The AAP projects were advertised twice in local newspapers and made available on the GHURA website. In addition to the publications GHURA notified the numerous stakeholders in the community, sharing the meeting date and inviting all to attend the public briefing for the CPD Notice of Funds Available and the public briefing for the Notice of Intent to Award. One on one consultations were offered to a number of individuals from both the nonprofit and government sectors. For PY2024, Guam again elected to provide additional funding to the development projects awarded in prior years (PY2020, 2021, 2022) to allow for funding needed. Guam's planning and execution heavily considered the economic climate and development/completion of projects that have been impacted by substantial cost increases labor and supply issues and BABA. Guam allowed for a competitive application process for all programs. All proposed activities in this AAP have been selected in support of Guam's 5 Year ConPlan, goals and needs assessment determined. This AAP accounts for year 4 of the current ConPlan.

On July 10, 2024 GHURA scheduled a public hearing for 10:30 am at the GHURA Main office at 117 Bien Venida Ave. Sinajana. Attendees included program administrators of The Salvation Army, comments provided supporting the allocation of funding for the PY24 projects, and elaborate on the need for additional funds to continue to meet the needs. Services provided through ESG and CDBG PS activities were discussed and how to address the unmet needs of the community.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	Guam Published advertisements announcing the proposed PY2023 funding projects: June 24, 2024 and July 9, 2024	No comments were received.	No comments were not accepted.	
2	Internet Outreach	Non-targeted/broad community	Guam posted an advertisement for the list of proposed projects on the GHURA website.	No comments were received.	No comments were not accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	Non-targeted/broad community	GHURA scheduled a public hearing for 10:30 am on Monday July 10, 2024 held at the GHURA Main office at 117 Bien Venida Ave. Sinajana.	Attendees included program administrators of The Salvation Army, comments provided supporting the allocation of funding for the PY24 projects, and elaborate on the need for additional funds to continue to meet the needs.	No comments were not received.	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.320(c)(1,2)

Introduction

The following financial resources are available for projects to address activities for PY24, to continue previously approved activities, and to address the activities that address community needs.

HUD CPD entitlement allocated funds total \$4,546,370.91 (\$3,185,755.00 for CDBG, \$1,046,809.00 for HOME, \$263,963.00 for ESG and \$49,843.91 for HTF).

This year, Guam will focus its CDBG resources for public facilities and improvement, public services, and administration and planning. HOME funds from this program year will be utilized to increase and sustain affordable housing through affordable rental and administration of the HOME program. ESG funds will focus on the continuation of homeless prevention and rapid rehousing efforts, housing relocation and stabilization and street outreach services, and administration.

In addition to entitlement funds received from CPD, Guam applies competitively for homeless grant funds through the Continuum of Care Program. Funds received through this grant will fund programs providing services to the island's homeless and disabled. Awarded programs currently assist with permanent supportive housing programs, transitional housing programs, and a data collection system that tracks homeless persons who receive services through the network of homeless service providers. Guam also receives other federal funding from the U.S. Department of Veteran Affairs, SAMHSA, U.S. Department of Justice, U.S. Department of Health and Human Services, U.S. Department of Education, U.S. Department of Transportation, FEMA (Emergency Food and Shelter Program), to name a few of the other sources.

In addition, as of May 2024 Guam has \$4,548,775 in available Section 108 borrowing authority based Guam's CDBG allocation and outstanding Section 108 balances. At the time of this AAP Guam has no plans to utilize the remaining funds.

Anticipated Resources

Program	Source	Uses of Funds	Expected Amount Available Year 1	Expected	Narrative Description
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	of Funds		Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$	Amount Available Remainder of ConPlan \$	
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	3,185,755.00	0.00	390,876.00	3,576,631.00	0.00	The full amount of PY2024 CDBG funds are proposed to provide additional funding or funding for previously approved/ongoing projects. For this PY Guam prioritized funding construction for the identified projects. Public Services and program administration and planning. Funding for these projects will be increased in future allocations as progress increases. Amended: Guam intends to reprogram the \$390,876.00 to AAP PY23 Project (3) Purchase of Fire Protection Equipment as supplemental funds to purchase PPE.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,046,809.00	177,912.87	23,077.09	1,247,798.96	0.00	For the PY24 Action Plan year, HOME Funds will be used to sustain, acquire and develop affordable housing stock for Guam with greatest need such as affordable rental or other affordable rental housing development, program administration and planning. Amended: Guam has identified 177,912.87 and 23,077.09 in PI/LA funds reported in this section to be programmed to the PY23 HOMEOWNER Rehab activity. At the submission of this AAP Guam is planning to reprogram other funds to this activity identified in the program year 2023.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	263,963.00	0.00	0.00	263,963.00	0.00	For the PY24 Action Plan ESG funds will continue to be utilized to continue providing homeless prevention, rapid rehousing services, street outreach, housing relocation and stabilization services and program administration.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HTF	public - federal	Acquisition Admin and Planning Homebuyer assistance Multifamily rental new construction Multifamily rental rehab New construction for ownership	49,843.91	0.00	0.00	49,843.91	0.00	For the PY24 Action Plan HTF funds will continue to be utilized to continue providing affordable rental housing activities.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Government funds are often unavailable to leverage HUD dollars for the construction or rehab of facilities and infrastructure projects. Leverage is often achieved by identifying suitable available government lands to site projects thereby reducing the development costs of acquisition. Every facility selected for funding is evaluated based on the receiving entity's ability to maintain long-term independent operations. (CDBG)

funds will be used to meet the needs of eligible program activities that can not be met by local funds. Partnered NGOs often leverage available federal funding through fundraising efforts, private contributions, and by providing companion services to HUD income-eligible individuals in the normal course of their business. (ESG/CDBG)

For this year, HOME Funds will prioritize activities for affordable rental housing projects. HTF funds are allocated to supplement previous year funds that will be leveraged in a manner through the affordable housing for this program year. (HOME/HTF)

Amendment: PI/LA fund details can be viewed in the above chart or AP90 section of this AAP.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

Guam secured property in the government inventory for the site of the Guam Police Department's (GPD) proposed Eastern Substation. Please revert to previous AAP and CAPER within the 2020-2025 ConPlan for details. (CDBG).

Discussion

Guam will authorize entities to incur pre-award costs in accordance with program regulations and guidance when deemed reasonable to achieve the goals and objectives of the Consolidated Plan PY2020-2024 and associated Annual Action Plans. (Statutory reference for compliance: 24 CFR 570.200(a)(5)(v).) All CPD proposed project activities have been identified in support of community needs and goals identified in the 2020-2024 CONPLAN. The funds identified here support the actions toward the goals set forth in the CONPLAN.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives – 91.320(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Expand Affordable Housing	2020	2024	Affordable Housing Homeless		Homelessness Affordable Housing	HOME: \$942,128.00 HTF: \$49,843.00	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 10 Households Assisted Public service activities for Low/Moderate Income Housing Benefit: 4 Households Assisted Rental units rehabilitated: 10 Household Housing Unit Homeowner Housing Added: 8 Household Housing Unit
3	Improve & Expand Comm Facilities & Improvements	2020	2024	Homeless Non-Homeless Special Needs Non-Housing Community Development		Non-housing Community Development	CDBG: \$2,070,741.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 14817 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Expand & Provide Svcs to Homeless/Non-Homeless	2020	2024	Homeless Non-Homeless Special Needs Non-Housing Community Development		Homelessness Non-homeless Special Need	CDBG: \$477,863.00 ESG: \$244,168.00	Public service activities other than Low/Moderate Income Housing Benefit: 862 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 25 Households Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 34 Beds Homelessness Prevention: 110 Persons Assisted
5	Improve and Expand Economic Opportunities	2020	2024	Homeless Non-Homeless Special Needs Non-Housing Community Development		Non-housing Community Development	CDBG: \$89,240.00	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons Assisted
6	Planning and Administration	2020	2024	Grants Planning and Administration		Non-housing Community Development Homelessness Non-homeless Special Need Affordable Housing	CDBG: \$637,151.00 HOME: \$104,680.90 ESG: \$19,797.00	Other: 0 Other

Table 6 – Goals Summary

Goal Descriptions

2	Goal Name	Expand Affordable Housing
	Goal Description	
3	Goal Name	Improve & Expand Comm Facilities & Improvements
	Goal Description	
4	Goal Name	Expand & Provide Svcs to Homeless/Non-Homeless
	Goal Description	
5	Goal Name	Improve and Expand Economic Opportunities
	Goal Description	
6	Goal Name	Planning and Administration
	Goal Description	

AP-25 Allocation Priorities – 91.320(d)

Introduction:

Funding Allocation Priorities

Program	Goals		
CDBG			
HOME			
HOPWA			
ESG			

Table 7 – Funding Allocation Priorities

Reason for Allocation Priorities

How will the proposed distribution of funds will address the priority needs and specific objectives described in the Consolidated Plan?

AP-30 Methods of Distribution – 91.320(d)&(k)

Introduction:

Distribution Methods

State Program Name:	Funding Sources:	Describe the state program addressed by the Method of Distribution.	Describe all of the criteria that will be used to select applications and the relative importance of these criteria.	If only summary criteria were described, how can potential applicants access application manuals or other state publications describing the application criteria? (CDBG only)	Describe the process for awarding funds to state recipients and how the state will make its allocation available to units of general local government, and non-profit organizations, including community and faith-based organizations. (ESG only)	Identify the method of selecting project sponsors (including providing full access to grassroots faith-based and other community-based organizations). (HOPWA only)	Describe how resources will be allocated among funding categories.	Describe threshold factors and grant size limits.	What are the outcome measures expected as a result of the method of distribution?
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Table 8 - Distribution Methods by State Program

Discussion:

AP-35 Projects – (Optional)

Introduction:

Guam Housing and Urban Renewal Authority (GHURA) announces the use of \$4,546,370.91 Program Year 2024 entitlement funds for GUAM from the U.S. Dept. of Housing and Urban Development, (HUD) Office of Community Planning and Development (CPD). Guam proposes the various project types; construct a public facility, affordable rental housing, and fund public service projects through programs operated by NGOs assisting special needs populations, extremely-low and very-low income individuals, low/mod income individuals to receive housing assistance (rapid re-housing and homeless prevention), case management, street outreach, workplace preparation, youth mentoring, other services, program administrations, and the match funds for a homeless information system.

Proposed activities for the \$3,185,755.00 of Community Development Block Grant (CDBG) funds, \$1,046,809.00 of HOME Investment Partnerships Grant (HOME) funds, \$263,963.00 of Emergency Solutions Grant (ESG) and \$49,843.91 of the Housing Trust Fund (HTF) Program funds are detailed below.

GHURA selected projects for consideration in the PY24 AAP from proposals received on or before March 25, 2024 in response to Notices of Funding published on January 18, 2024, February 1, 2024 and February 2, 2024.

#	Project Name
1	CDBG/PFI/GPD Eastern Sub-Station Phase II (Construction)
2	CDBG/PS/Family Services Center (FSC/2024)
3	CDBG/PS/Homeless Management Information System (HMIS/2024)
4	CDBG/PS/Lighthouse Recovery Center (LRC/2024)
5	CDBG/PS/ Opportunity Initiative (OI/2024)
6	CDBG/PS/ Employment Empowerment Initiative (EEI/2024)
7	CDBG/CDBG Administration
8	CDBG/CDBG Planning
9	HOME/Affordable Housing Initiative (2024)
10	HOME/HOME Administration
11	ESG/ESG 2024
12	HTF/HTF Affordable Rental Program

Table 9 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The challenges of addressing community and individual needs of the underserved is perennial. Government and non-government entities lack sufficient resources to address identified priority needs. Non-government entities continue to struggle for sufficient funding to provide for the gamut of needs faced by special needs populations and those at significantly lower incomes. Projects were selected based on their capacity to serve one or more of the target populations identified above.

Guam lacks sufficient rental housing stock affordable to lower income persons at and below 80% of area median income. Guam also lacks sufficient housing stock suitable for persons with special needs (persons with disabilities and homeless persons). Guam works to address the rental housing insufficiency by supporting the Low Income Housing Tax Credit Program (in PY24) in addition to the allocation of CDBG funds, ESG funds, HOME funds and HTF funds.

Guam lacks a sufficient number of non-governmental organizations providing services to the island's special needs populations and the lowest income populations. The challenges faced by NGOs include high employee turnover, insufficient/limited funding, and limited administrative capacity diminish many organizations' ability to serve their populations and achieve their goals of serving the underserved. Combined, these conditions lead to gaps in services. GHURA supports the growth of NGO partners by providing training and education on program compliance, fiscal responsibility, procurement, and other topics. Partnerships are encouraged and supported, especially in the service of Guam's homeless.

Funding priorities remain continuous from those identified in the 2020-2024 Consolidated Plan/Strategic Plan goals. In the final year of this CONPLAN Guam still struggles to resolve underserved needs. NGO and Govt organizations providing much needed core services to low/mod populations, persons with disabilities, and special needs (homeless, elderly, etc.) struggle under the weight of the needs of their populations. The mix of appropriate housing continues to be lacking to address the various needs of persons at different readiness levels, from emergency housing for the street homeless to permanent unsupported housing at the opposite end of the housing needs continuum. Guam will continue to pursue affordable housing and more affordable rental housing to add to its inventory. Through efforts of the Guam Homeless Coalition, the Guam Interagency Council on Homelessness, the ad hoc committee formed to address the concerns of permitting delays and others, we hope to move forward from advocacy to action. Guam requests the authorization of pre-award costs for these funds; in addition to previous year funds allocated for the project under previous AAPs. Pre Award will be determined in accordance with program regulations and guidance, reference 24 CFR Part 570.200(a)(5)(v).

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG/PFI/GPD Eastern Sub-Station Phase II (Construction)
	Target Area	
	Goals Supported	Improve & Expand Comm Facilities & Improvements
	Needs Addressed	Non-housing Community Development
	Funding	CDBG: \$2,070,741.00
	Description	Guam will use CDBG funds to continue Phase 2, Construction of a new facility for the Guam Police Department, an Eastern Sub-Station. This is a public facility that will improve (shorten) response time to the communities served by the Southern (aka Hagat) Police Precinct. This project will improve access to law enforcement by persons in low-and moderate-income communities. Villages located in the beat area for this facility includes Asan, Piti, Agat, Umatac, Merizo, Inarajan, and Talofofo. Future funds for Phase II will be identified to construct the sub-station. An estimated 12,988 individuals live within the service area of this facility. Over 51% of the service area is populated by persons at or below 80% of area median income. Completion of the project is expected by September 30, 2026. HUDMATRIX CODE: 03ECDBG CITATION: 24 CFR 570.201(c) and (d) CDBG NATIONAL OBJECTIVE: LMA 24 CFR 570.208(a)(1)
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 12,988 individuals live within the service area of this facility. Over 51% of the service area is populated by persons at or below 80% of area median income.
	Location Description	Villages located in the beat area for this facility includes Asan, Piti, Agat, Umatac, Merizo, Inarajan, and Talofofo.

	Planned Activities	Funds in PY24 are additional funds used for costs related to Phase II, the construction of the PFI project. Guam will authorize pre-award costs for the GPD Eastern Sub-Station in accordance with program regulations and guidance when deemed reasonable to achieving the goals and objectives of the Consolidated Plan PY2020-2024 the PY20 Annual Action Plan. (Statutory reference for compliance: 24 CFR 570.200(a)(5)(v).)
2	Project Name	CDBG/PS/Family Services Center (FSC/2024)
	Target Area	
	Goals Supported	Expand & Provide Svcs to Homeless/Non-Homeless
	Needs Addressed	Homelessness Non-homeless Special Need
	Funding	CDBG: \$30,000.00
	Description	The Family Service Center provides rapid rehousing assistance, homeless prevention assistance, temporary rental and/or utility relief to income eligible individuals and families through an award of Emergency Solutions Grant funds. CDBG public service funds provide for the salaries of program staff who conduct case management and outreach services. CDBG National Objective: 24 CFR Part 570.208(a)(2)(i)(B) CDBG National Objective: 24 CFR Part 570.201(e) Outcome/Objective: To make decent housing affordable to income eligible program participants
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	FSC provides assistance to persons whose incomes are at or below 30% of area median income and to homeless individuals and families. Number of proposed unduplicated LMI participants/beneficiaries: 135 Number of proposed unduplicated LMI households: 40
	Location Description	155003 Corsair Avenue, Tiyan Guam

	Planned Activities	CDBG funds will support the cost of FSC operations, salaries and benefits, office supplies, program supplies and other related costs. Guam may authorize pre award costs for this program if deemed reasonable to achieve the goals and objectives of the Consolidated Plan PY2020 - 2025 and the PY2023 Annual Action Plan. Preaward will be determined in accordance with program regulations and guidance, reference 24 CFR Part 570.200(a)(5)(v).
3	Project Name	CDBG/PS/Homeless Management Information System (HMIS/2024)
	Target Area	
	Goals Supported	Expand & Provide Svcs to Homeless/Non-Homeless
	Needs Addressed	Homelessness
	Funding	CDBG: \$37,800.00
	Description	HMIS is funded through the HUD CoC Program, sub-recipients are required to match 25% of the total cost. Funding from CDBG will be utilized as a match for the renewed Continuum of Care Program application. HMIS is the database system program administered by The Salvation Army (TSA) to assist homeless service providers to track client progress toward permanent housing. TSA is the operator of the system. Recipients of Continuum of Care funds are mandated to participate in the data service. CDBG National Objective: 2 CFR Part 570.208(a)(2)(a)CDBG Eligibility: 24 CFR Part 570.201(e)
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Number of proposed unduplicated LMI participants/beneficiaries: 2151 Number of proposed unduplicated LMI households: 1061
	Location Description	155003 Corsair Avenue, Tiyan Guam

	Planned Activities	Funds will support The Salvation Army's HMIS cash match requirement for its Continuum of Care program grant award. Costs for operations, supplies, and salary will be paid for with CDBG funds. The activities proposed for this project are eligible under CDBG's regulatory requirements for public services as stipulated in 24 CFR Part 570.201(e) and 2 CFR Part 200. Guam will authorize pre-award costs for the Homeless Management Information System project in accordance with program regulations and guidance when deemed reasonable to achieve the goals and objectives of the Consolidated Plan PY2020-2024 the PY24 Annual Action Plan. (Statutory reference for compliance: 24 CFR 570.200(a)(5)(v).)
4	Project Name	CDBG/PS/Lighthouse Recovery Center (LRC/2024)
	Target Area	
	Goals Supported	Expand & Provide Svcs to Homeless/Non-Homeless
	Needs Addressed	Homelessness Non-homeless Special Need
	Funding	CDBG: \$173,400.00
	Description	The LRC is a 30 bed inpatient drug and alcohol recovery facility and program for men operated by The Salvation Army Guam. The LRC program offers inpatient and also outpatient services to both men and women.
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	LRC provides residential treatment to an estimated 80 men (presumed low/mod homeless). Number of proposed unduplicated LMI participants/beneficiaries: 138
	Location Description	155003 Corsair Avenue Tiyan, Guam

	Planned Activities	CDBG funds will be used to provide support for operations of the LRC, a residential recovery center program for men in recovery from substance abuse. Outpatient services are also offered for men and women. [05F Substance Abuse Services] National Objective: 24 CFR Part 570.201(e) and this project as meeting the CDBG LMC national objective at 24 CFR 570.208(a)(2)(i)(B)
5	Project Name	CDBG/PS/ Opportunity Initiative (OI/2024)
	Target Area	
	Goals Supported	Improve and Expand Economic Opportunities
	Needs Addressed	Non-housing Community Development
	Funding	CDBG: \$125,000.00
	Description	The Opportunity Initiative is proposed to provide low- and moderate-income participants with intensive workforce development inclusive of soft skills, career readiness and employability curricula, enrichment activities engaging by the youth and their families, youth mentorship and adult workplace mentorship, and family literacy programs. Manelu will conduct their programs in low/mod housing areas and neighborhoods across the island. National Objective: 24 CFR 570.208(a)(2)(i)(B) Limited Clientele Activities (51% or more low/mod participation) (LMC).
	Target Date	9/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Number of proposed unduplicated LMI participants/beneficiaries: 100 / Number of proposed unduplicated LMI households: 40
	Location Description	Islandwide

	Planned Activities	<p>The Opportunity Initiative Project will continue assisting families of low- to moderate-income (LMI) populations to overcome barriers through training, mentoring, and guidance. Career preparation, soft-skills training, internships, and more intensive and customized support for job seekers are proposed. Expansion of an existing service, for Mentoring, Workplace Readiness Workshops, Enrichment Programs and Job Placement Assistance.</p> <p>CDBG funds will be used to support the cost of operations for the program including staff salaries, benefits, office supplies, program supplies and services, transportation and related program delivery costs. The activities to be conducted by Manelu for The Opportunity Initiative will be eligible costs under CDBG requirements in 24 CFR Part 570 and 2 CFR Part 200. Guam may authorize preaward costs for this program if deemed reasonable to achieve the goals and objectives of the Consolidated Plan Py2020-2025 and the PY2024 Annual Action Plan. Pre award will be determined in accordance with program regulations and guidance, reference 24 CFR Part 570.200(a)(5)(v).</p>
6	Project Name	CDBG/PS/ Employment Empowerment Initiative (EEI/2024)
	Target Area	
	Goals Supported	Improve and Expand Economic Opportunities
	Needs Addressed	Non-housing Community Development
	Funding	CDBG: \$111,663.00
	Description	The Employment Empowerment Initiative Project will assist families residing in low- to moderate-income households, proposing to spend funds to assist individuals in becoming gainfully employed. Funds will be used to continue Manelu's Jobs Program and assist low- and moderate-income individuals through workshops, classes, and case management to seek gainful employment. This activity will meet a Low to Moderate Income National Objective by having income eligibility requirements which limit the activity exclusively to low and moderate income persons per 24 CFR 570.208(a)(2)(i)(C). HUD Matrix Code: 05H; Employment Training - 24 CFR 570.201(e)
	Target Date	9/30/2025

	Estimate the number and type of families that will benefit from the proposed activities	Number of proposed unduplicated LMI participants/beneficiaries: 80 / Number of proposed unduplicated LMI households: 20
	Location Description	Islandwide
	Planned Activities	<p>The Employment Empowerment Initiative Project will assist families residing in low- to moderate-income households. EEI proposes to spend funds to assist individuals in becoming gainfully employed. Services will include but are not limited to one-to-one job guidance, soft-skills training, access to employment resources, and assistance with documentation needed for employment. On-site services and work readiness workshops that are culturally and linguistically relevant to the client's needs will also be provided.</p> <p>CDBG funds will provide staffing and supplies to carry out project activities in these communities.</p> <p>Pre award will be determined in accordance with program regulations and guidance, reference 24 CFR Part 570.200(a)(5)(v).</p>
7	Project Name	CDBG/CDBG Administration
	Target Area	
	Goals Supported	Planning and Administration
	Needs Addressed	
	Funding	CDBG: \$318,575.50
	Description	Funds will pay for general administration costs. GHURA is responsible for the daily administration functions of the CDBG program for the Government of Guam. GHURA monitors projects through reports, site visits, and payment requests. CDBG activities are managed programmatically and fiscally by GHURA.
	Target Date	9/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	117 Bien Venida Avenue, Sinajana, GU 96910
	Planned Activities	Guam will administer the activities of CDBG funded projects. This includes fiscal and program management of grant funds and activities in accordance with 24 CFR Part 570.206 for Program Administration Costs and 2 CFR Part 200 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.
8	Project Name	CDBG/CDBG Planning
	Target Area	
	Goals Supported	Planning and Administration
	Needs Addressed	
	Funding	CDBG: \$318,575.50
	Description	GHURA will use Grant Planning funds to support the development and planning of projects and activities under the CDBG program. Funds will cover activities to address Guam's ConPlan goals, needs, and objectives. This may include such activities as preparation of ConPlan reports, engaging studies, analyses, surveys and other means of analysis.
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	117 Bien Venida Avenue, Sinajana, GU 96910

	Planned Activities	Guam will administer CDBG program planning activities from GHURA main office at 117 Bien Venida Avenue, Sinajana, GU 96910. The office is located across the street from St. Jude Catholic Church in Sinajana and adjacent to the Sinajana Community Center.
9	Project Name	HOME/Affordable Housing Initiative (2024)
	Target Area	
	Goals Supported	Expand Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$942,128.00
	Description	Guam will support expanding affordable housing through affordable rental eligible activities. Funds may supplement previous year funds allocated to affordable rental, PY24 funds are expected to be committed by September 30, 2026 and expended by September 30, 2029.
	Target Date	9/30/2029
	Estimate the number and type of families that will benefit from the proposed activities	(2) Affordable Rental through rehabilitation
	Location Description	TBD

	Planned Activities	Guam will support expanding affordable housing through affordable rental eligible activities. Funds may supplement previous year funds allocated to affordable rental, PY24 funds are expected to be committed by September 30, 2026 and expended by September 30, 2029. HOME funds will be used to support affordable housing. Guam proposes use of funds for affordable housing for eligible rental activities for eligible households. Types of housing will include new construction or acquisition with or without rehabilitation. Costs for this project will include rehabilitation construction activities, acquisition, on-site infrastructure, utility connections and services, salaries, benefits and other eligible costs related to the project goal of affordable housing. Direct assistance in compliance with 24 CFR 92.206 and 2 CFR Part 200. Guam elects to exercise pre-award authority for this activity.
10	Project Name	HOME/HOME Administration
	Target Area	
	Goals Supported	Planning and Administration
	Needs Addressed	
	Funding	HOME: \$104,680.00
	Description	Guam will administer the activities of the HOME program in accordance with program regulations located at 24 CFR Part 92.
	Target Date	9/30/2029
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	117 Bien Venida Avenue, Sinajana, Guam

	Planned Activities	Funds will support the general administrative and planning activities of the HOME program. GHURA manages the activities of the HOME program under the 2022-2024 Consolidated Plan for AAP PY 2024. GHURA conducts site visits, research, analyses, interviews, and such other tasks related to program management.
11	Project Name	ESG/ESG 2024
	Target Area	
	Goals Supported	Expand & Provide Svcs to Homeless/Non-Homeless
	Needs Addressed	Homelessness Affordable Housing
	Funding	ESG: \$263,963.00
	Description	2024/11 Family Services Center (ESG24/11) / OneStop Homeless Assistance Center The Salvation Army operates the Family Services Center/OneStop Homeless Assistance Center providing homeless prevention and rapid rehousing assistance to the homeless and extremely low income individuals and families. Assistance includes help with rental assistance, security deposits, utility arrears and other aspects of obtaining or retaining housing. Participants are providing case management as a condition of receiving assistance.2024/12 Project Akudi (ESG24/11) Project Akudi provides Rapid Rehousing assistance and Homeless Prevention eligible activities. This ESG component is part of a related assistance to Manelu under the Continuum of Care.2024/13 ESG Administration (ESG/11) Grant Administration GHURA conducts program administration activities of the ESG program.
	Target Date	9/30/2026

	<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>2024/11 - FSC estimates they will provide assistance to (60) individuals or (10) households for homeless prevention assistance and (75) individuals or (30) households for rapid rehousing assistance.</p> <p><u>2024/12 - Project Akudi will assist 2 households or 5 individuals under Rapid Rehousing and 5 households or 20 individuals under Homelessness Prevention.</u></p> <p>2024/13 - GHURA administers the ESG program from their main office at 117 Bien Venida Avenue, Sinajana, GU 96910.</p>
	<p>Location Description</p>	<p>2024/11-Family Service Center, TSA operates the FSC One Stop Homeless Assistance Center out of their main office at 155003 Corsair Avenue, Tiyan, Guam. Assistance is available to eligible persons island wide.</p> <p>2024/12-Project Akudi operates out of their main office at 136 Tun Felix Camacho St. Tamuning, Guam. The project will conduct outreach primarily in Dededo, Tamuning and Agana, but will also respond to referrals throughout the island.</p> <p>2024/13-GHURA administers the ESG program from their main office at 117 Bien Venida Avenue, Sinajana, GU 96910.</p>

	Planned Activities	<p>ESG (2024/11)</p> <p>(ESG 2024/11) Family Services Center, TSA. Family Services Center/OneStop Homeless Assistance Center The Salvation Army operates the Family Services Center/OneStop Homeless Assistance Center providing homeless prevention and rapid rehousing assistance to the homeless and extremely low income individuals and families. Assistance includes help with rental assistance, security deposits, utility arrears and other aspects of obtaining or retaining housing. Participants are providing case management as a condition of receiving assistance. (PY24 Funds allocated \$122,083.00 [RR\$73,200/HP\$48,883])</p> <p><u>(ESG 2024/12) Project Akudi, Manelu. Project Akudi will provide rapid re-housing and homelessness prevention services. Assistance includes help with rental assistance, financial assistance, housing relocation and stabilization services. (PY24 ESG Funds Allocated \$122,083.00 [RRH\$74,200.85/HP\$47,882.15])</u></p> <p>(ESG 2024/13) ESG Administration. GHURA conducts program administration activities of the ESG program. (PY24 ESG Funds Allocated \$19,797.00)</p> <p>Program Compliance References: 24 CFR Part 576 Subpart B, 2 CFR Part 200. Guam elects to exercise pre-award authority for these activities.</p> <p>ESG/Family Services Center, TSA \$122,083.00 (RR\$73,200/HP\$48,883)</p> <p>ESG/Project Akudi, Manelu \$122,083.00 (RRH\$4)1,673.05/SO\$79,189.12/HMIS\$1,220.83)</p> <p>ESG/Administration, GHURA \$19,797.00 (Admin \$19,797.00)</p> <p>ESG Funding by Category by IDIS Category (Total Award of \$263,963.00)</p> <p>Administration - \$19,797.00</p> <p>Street Outreach/Emergency Shelter - \$79,189.12</p> <p>HMIS - \$1,220.83</p> <p>Rapid Rehousing - \$114,873.05</p> <p>Homelessness Prevention \$48,883.00</p>
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12	Project Name	HTF/HTF Affordable Rental Program
	Target Area	
	Goals Supported	Expand Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HTF: \$49,843.91
	Description	Housing for persons at or below 30% AMI for use of Rental Housing
	Target Date	9/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	One (1) household meeting the HTF requirement of a very-low or extremely-low income family.
	Location Description	Guam
	Planned Activities	Guam's HTF funds will be used to acquire, rehabilitate, new construction, and/or reconstruct non-luxury affordable housing.

AP-40 Section 108 Loan Guarantee – 91.320(k)(1)(ii)

Will the state help non-entitlement units of general local government to apply for Section 108 loan funds?

Available Grant Amounts

Acceptance process of applications

DRAFT

AP-45 Community Revitalization Strategies – 91.320(k)(1)(ii)

Will the state allow units of general local government to carry out community revitalization strategies?

State's Process and Criteria for approving local government revitalization strategies

DRAFT

AP-50 Geographic Distribution – 91.320(f)

Description of the geographic areas of the state (including areas of low-income and minority concentration) where assistance will be directed

Of the six projects funded under CDBG, five projects will serve a limited clientele. The single PFI project will impact the eight villages of Southern Guam which will be served by the Eastern Sub-Station. Southern Guam is bisected north/south by Guam's southern mountain range. The service area in total covers a geographic area +/- 90 square miles, an estimated 43% of the total land mass of the island. The villages are accessed by five primary highway routes (Routes 1, 2, 2A, 4 and 6).

The project proposed for HOME and HTF funding will not target a specific area but will allow for GHURA to support eligible families around the island with access to affordable housing/rental.

Lastly, services provided under the Emergency Solutions Grant will assist low-and moderate-income persons island-wide who are homeless or at-risk for becoming homeless.

Geographic Distribution

Target Area	Percentage of Funds

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

In broad terms, Guam physically identifies along 3 regional lines – north, central, and south. This becomes significant as services proposed frequently run along these same lines. Northern Guam is composed of limestone flats which proved optimal for the development of large-scale communities. As you proceed south, population density declines, mountains rise, and the population runs all along Guam's southern coast with less improvement inland. Where larger population centers exist, more and more diverse services are available. Guam balances this against the needs of smaller populations where the same access by low- and moderate- income persons and households to community facilities and improvements are not present. The investment in this allocation will allow for Guam to progress toward completing all funding needed to construct the Eastern SubStation.

Discussion

Through Citizen Participation, strong institutional networks, and enhanced coordination between housing and social service agencies, Guam will continue the process of evaluating needs to best determine how to allocate federal and local resources.

As previously reported in the initial funding allocation for the CDBG PFI project, topography played a role in the decision to fund the eastern substation. The communities to be served pepper the coast of southern Guam from east to west. Inland is mountainous volcanic formation, sparsely occupied. Access and response time were pivotal considerations. Allowing the development of a substation in the southwest improves safety to these communities with shorter response times and quicker access to law enforcement.

Affordable Housing

AP-55 Affordable Housing – 24 CFR 91.320(g)

Introduction:

Guam strives to provide decent, safe, and affordable housing. Guam has identified funding to support affordable housing initiatives. Continued allocations toward affordable housing/ rental.

Households reported below are accounted for in the current AAP activities and include all previous AARU on-going Affordable Rental Rehabilitation units. Other Rental Assistance and Acquisition is anticipated action that will be determined based on Guam's need during the PY.

Amendment: Guam has identified \$177,912.87 in HOME program income received in the Program Year 2023 and \$23,077.09 in HOME funds repaid (PI/LA) funds reported in this AAP to be programed to the PY23 HOMEOWNER Rehab activity. At the submission of this AAP Guam is planning to reprogram other funds to this activity identified in the program year 2023.

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One Year Goals for the Number of Households to be Supported	
Homeless	138
Non-Homeless	144
Special-Needs	0
Total	282

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	20
The Production of New Units	0
Rehab of Existing Units	26
Acquisition of Existing Units	2
Total	48

Table 12 - One Year Goals for Affordable Housing by Support Type

Discussion:

Guam continues to support affordable housing through the access to affordable housing. During this CONPLAN term, Guam has acquired (3) multi-unit properties for affordable housing. The funds in the final year of this CONPLAN continue to support affordable housing through access to affordable rental. In addition,

Guam will continue to provide public services in partnership with NGOs providing services.

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AP-60 Public Housing - 24 CFR 91.320(j)

Introduction:

Guam administers a total of 750 public housing units of which 82 are designated for the elderly. Guam also manages 49 project based rental units for the elderly and adults with disabilities. Guam's public housing units are separated into four sites otherwise known as Asset Management Properties (AMP); AMP 1 comprises 158 units in the villages of Agana Heights, Sinajana, Mongmong, and Asan; AMP 2 comprises of 163 in the southern villages of Yona, Talofofo, and Inarajan; AMP 3 comprises 195 units also in the southern villages of Agat, Malesso, and Umatac; and AMP 4 comprises of 234 units in the central village of Toto and the northern village of Dededo. The Section 8 Housing Choice Voucher Program administers over 2,718 vouchers. Included in this figure are dedicated vouchers serving the disabled (Near Elderly Disabled and Mainstream), Family Unification Program, and veterans' vouchers (HUD-VASH).

Actions planned during the next year to address the needs to public housing

The Public Housing Authority (PHA) will provide family- and youth-oriented programs for families living in public housing (PH), is opening wait lists at select PH sites, and is expanding the AMP4 office with parking stalls to address limited spaces. Other actions include[BKB1] :

- The upgrade and reorganization of a coordinated monthly newsletter for public housing residents for all AMP sites with an integrated approach of service providers
- The active recruitment of more residents to become involved in the resident advisory board (RAB) as previous residents exit the program
- The strengthening and expansion of current partnerships with the village Mayors, Neighborhood Watch, and other non-profit organizations to better serve the needs of our public housing families
- The on-going internal staff trainings relating to providing better services to our current residents (i.e. teaching about daily upkeep of the unit and appliances, utilizing everyday products for cleaning and pest control, how to report issues residents have within the unit, etc.)
- Developing educational modules for residents (daily care of appliances, passing unit housekeeping inspections, participating in resident services activities, etc.)

In PY24, GHURA Public Housing will address the abatement of identified lead presence in units across several property sites. On April 27, 2023, a request to solicit Professional Services for Lead-Based Abatement was submitted to GHURA's Procurement Division via the Capital Fund Program Manager. Procurement planning for the solicitation of this project is ongoing.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The PHA plans to integrate services and/or programs relating to self-sufficiency. Public Housing Program residents participate in Resident Advisory Board (RAB) meetings which are held to discuss, review, and engage comments on amendments to the Public Housing Admissions and Continued Occupancy Plan (ACOP), Capital Fund Program (CFP) Grant, and the Annual PHA Plan. The purpose of the Resident Advisory Board is to include the PH Residents' participation together with GHURA Managers and other PHA staff to review and discuss public housing policies that provide guidance for PH staff and rules or projects that affect PH residents. Input from PH resident members of the RAB represent the interests of the public housing residents. PH Residents are encouraged to advocate their recommendations for future projects or improvements through RAB meetings which are documented and considered for implementation. Homeownership activities for Public Housing residents are encouraged.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

GHURA is not designated as troubled at this time. GHURA is considered a Standard Performer under the Public Housing Assessment System (PHAS) with a Standard Management designation under the Management Assessment Subsystem (MASS). Ongoing plans to forecast Operating Reserves and the Capital Fund Program to cover resident-related programs as a management improvement tool.

Discussion:

Sustaining the existing stock of affordable housing managed by the Guam PHA is a priority. Capital Fund Program allocations alone are insufficient to address the physical repair needs in their entirety. Thus, the PHA plans to seek additional and alternative funding for the renovation and rehabilitation of public housing. Overall, Public Housing will continue to strengthen current partnerships with service providers, non-profit organizations and other organizations to address on-going needs of our families. Revival of the PH Resident Newsletter to keep residents informed and abreast of changes is part of immediate PH plans for the upcoming year.

AP-65 Homeless and Other Special Needs Activities – 91.320(h)

Introduction

Guam's plans to continue funding of the Temporary Emergency Shelter will end at the start of or around the beginning of this program year, which started due to the public health emergency, COVID19 in 2020. This is in efforts to continue to provide shelter to those experiencing homelessness during the still ongoing COVID pandemic on Guam and support of the combined goals for Guam to address Homelessness and other special needs following those affected by Typhoon Mawar in May 2023. Addressing the homeless and other special needs in Guam, Pre-COVID19 factors such as Guam's emergency shelter and Alee shelter for DV survivors continue to remain at full capacity. In response to the community's need, the local CoC, the Guam Homeless Coalition, remains committed to increasing and addressing services to homeless individuals and those who are at risk of homelessness. Due to confidentiality, Guam established a comparable database exclusive for DV service providers that has proven a positive impact in the coordinated efforts to serve those who are homeless and at risk of becoming homeless. Guam has continued its proposed plans for a drop in shelter, this shelter will be Guam's first bed for a night shelter.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

With previous year program funds reprogrammed and allocated under prior action plans/reprogramming, Guam will continue the on-going Homeless Shelter Rehabilitation. This shelter will act as Guam's first and only drop-in shelter or bed for a night. This effort resulted from the exacerbated homeless population following the typhoon Mawar in May 2023.

CoC funded programs continue to engage in limited community events that allow for them to engage the community and share available resources, considering restrictions in place. The island completed the Point in Time (PIT) and the Annual Passport to Services event where GHC member organizations and other related community service providers, businesses, and other entities gather to provide direct services such as immunizations and haircuts and information on housing and other related services. Each of these community efforts are critical to identifying needs of this homeless or at-risk population. This is an annual event and is anticipated in the upcoming PY.

Addressing the emergency shelter and transitional housing needs of homeless persons

In the final year of this Action Plan Guam has allocated funds to the new project Project Akudi in addition to maintaining its support for programs which assist the homeless and at-risk homeless

individuals. GHURA has expanded partnerships in programs which focus on youth and young adults who are homeless or are at risk of homelessness. In addition to funding this new activity, Guam has its on-going Homeless Shelter Rehabilitation on-going.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Homeless persons are assisted with permanent housing through a variety of programs on the island. The Emergency Solutions Grant (ESG) allows for homeless persons to be quickly rehoused by providing security and utility deposits and up to 24 months of rental and utility assistance while providing case management services. Additionally, persons who are at risk for becoming homeless are also provided financial assistance and case management services to prevent the incidence of homelessness. All persons receiving ESG assistance must follow a Service Plan that will lead to the stabilization of their housing. Guam also receives over \$1M in Continuum of Care (CoC) Program Grant funds. These funds support a variety of programs to include a rental assistance program (Housing First Rental Assistance Program) that provide tenant based rental assistance vouchers to homeless individuals with disabilities. The rental assistance and permanent supportive housing programs are permanent housing programs that allow for homeless individuals and families to obtain services while being housed and ultimately achieve stability. GHURA manages the Housing First Rental Assistance Program while organizations and government entities refer their respective clients for housing and are responsible for providing the supportive services.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Guam implements the Emergency Solutions Grant to assist in the prevention of homeless individuals and families who are on the verge of eviction. The Salvation Army's Family Services Center operates this program. Individuals and families can receive up to 24 months of rental and utility assistance. This Year Guam has allocated funds for new activity Project Akudi which is an existing program to offer these services. Other than CoC Program grant funds, Guam receives FEMA's Emergency Food and Shelter Program (EFS) grant funding to assist with rental assistance.

Discussion

Guam will continue to collaborate and support the Homeless & other Special Needs projects with all available resources.

DRAFT

AP-75 Barriers to affordable housing – 91.320(i)

Introduction:

HOME and HTF funds are aimed to continue to address the issue of affordable rents/housing. Housing Study and Needs Assessment was completed in 2019 which included a local Fair Market Rents in 2019, to include projected move, population growth in addition to the estimated replacement homes needed by 2045. This study has been able to assist with strategic planning for Guam and the need for more affordable housing. Guam is preparing to request for a new housing study to be used in the next AAP and CONPLAN cycle. This in addition to GUAM's continued working discussions with the national RCAC and other CRA groups to address the met housing needs. From needs previously reported to needs exacerbated by the 2023 Typhoon Mawar and compliance with [Build America, Buy America \(BABA\)](https://www.hud.gov/baba) - HUD.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

HOME and HTF funds are aimed to continue to address the issue of affordable rents/housing. Housing Study and Needs Assessment was completed in 2019 which included a local Fair Market Rents in 2019, to include projected move, population growth in addition to the estimated replacement homes needed by 2045. This study has been able to assist with strategic planning for Guam and the need for more affordable housing. Guam is preparing to request for a new housing study to be used in the next AAP and CONPLAN cycle. This in addition to GUAM's continued working discussions with the national RCAC and other CRA groups to address the unmet housing needs. From previously reported needs exacerbated by the 2023 Typhoon Mawar and compliance with [Build America, Buy America \(BABA\)](https://www.hud.gov/baba) - HUD. Guam will continue its discussions on addressing housing, land and environmental impact where the major focus on the communities whose unmet needs require focus.

Discussion:

The proposed HOME Activities for this AAP will continue to provide opportunity for low-income qualified families to seek affordable housing. This will address the issues Guam has seen with the lack of affordable property for low/mod income individuals or families. Guam continues to support more

affordable housing options through rental and other financial leveraging options to make housing affordable. </p>

DRAFT

AP-85 Other Actions – 91.320(j)

Introduction:

Guam will continue to conduct activities toward achieving the goals set forth in this plan. This section discusses Guam's plan to address the obstacles of meeting underserved needs, foster, maintain and develop affordable housing, reduce poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

To that end, Guam will continue to engage community partners that serve LMI populations; deepen our institutional structures to keep pace with the latest developments in housing and community planning, and ensure the availability of affordable and safe housing.

Actions planned to address obstacles to meeting underserved needs

This Action Plan year, Guam plans to address obstacle to meeting underserved needs by addressing the following need through the identified projects:

- Improve access to safety through the construction of a public safety facility
- Access to (via acquire and rehabilitate) affordable rental housing units that serve low-and moderate-income communities and special needs populations.
- Support organizations that provide services that sustain suitable living environments and enhance the quality of life of very-low and low-income individuals, and special needs populations
- Support organizations that aim to reduce and end homelessness

Actions planned to foster and maintain affordable housing

Actions not limited to the projects proposed in this Action Plan year, Guam plans to foster and maintain affordable housing by: Administer Public Housing and Housing Choice Voucher/ Section 8 programs; Administer the CDBG program activities, in particular the acquisition, rehabilitation and creation of new affordable rental housing units; Administering the Continuum of Care's rental assistance program and rapid rehousing programs; Guam will foster and maintain affordable housing through several programs offered under HUD and other agencies. The 2024 Qualified Allocation Plan under the IRS' Low-Income Housing Tax Credit program looks to allocate an estimated \$6M in tax credits to a viable affordable housing project. Continuation of homeless housing programs under the Continuum of Care; Rehabilitating and Administering the Renaissance Rental affordable housing program; Administering the activities of the Homebuyer Acquisition / New Construction program

Guam will continue to support affordable housing and assist in overcoming one of the barriers, rising costs. In addition, the program provides stability and long-term sustainability. Guam continues to refine the program based on feedback, market conditions and housing data. Furthermore Guam maintains its HUD Housing counseling agency certifications with (3) HUD certified housing counselors servicing HOME program families, PHA families and the island at large.

Actions planned to reduce lead-based paint hazards

GHURA maintains a lead based paint (LBP) plan to address and mitigate property areas identified with LBP. This plan includes LBP disclosures provided to all Housing unit tenants. This same plan includes GHURA's management and oversight on all ongoing projects with the PHA to address LBP (abatement, encapsulation and or removal), whereas, currently, Lead based paint (LBP) shall be removed and disposed of in accordance with 40 CFR Part 745.227 (as such, disturbance/demolition/disposal of these work items). The construction debris must be performed in accordance with the OSHA lead standard for construction (29 CFR 1926.62) and US EPA hazardous waste regulations (40 CFR Parts 240a). The OSHA lead standard includes requirements for worker training, medical surveillance, air monitoring, personal protective equipment, and hygiene facilities. In addition, any waste generated from the disturbance of these surfaces may be regulated by the EPA as hazardous waste. It is recommended that a representative sample of the waste be analyzed for proper hazardous (or nonhazardous) characterization. If the waste stream is deemed hazardous, it must be disposed of at an EPA approved site. If the waste stream is found nonhazardous, it can be disposed of as construction debris. The contractor provides certification of LBP material disposal to GHURA and that no airborne contamination occurs. Close out documents for LBP certification requirements are required. The contractor shall hire an independent third party inspector to determine the presence (or absence) of LBP and ensure that the work is completed and free from LBP contamination. The independent third party inspector shall be EPA certified and licensed to conduct such activities pursuant to 40 CFR Part 745.227. GHURA maintains policy for both CoC and CDBG Public Service and PHA activities. Furthermore GHURA ensures that all sites must comply with all applicable Federal and Environmental regulation standards. Documentation of the procedures and the processes must be recorded and maintained by the agency, when and where applicable.

Actions planned to reduce the number of poverty-level families

Supporting organizations that provide services that sustain suitable living environments and enhance the quality of life of very-low and low-income individuals, and special needs populations and Supporting organizations that aim to reduce and end homelessness. GHURA's FSS working in tandem with community cohorts, FSS Coordinators routinely encourage families to work toward paying down debt, increase credit scores, and establish emergency savings, all targeted toward encouraging homeownership.

Actions planned to develop institutional structure

Daily administration of the CPD programs rests with the Guam Housing and Urban Renewal Authority (GHURA). GHURA has continued a comprehensive review and execution of improvements to their internal tracking and monitoring of programs across the board. This will continue into the program year 2024. This will include the revisions or development of new policies for programs, and the review of existing policies to ensure current compliance with federal and local statutes and mandates. Along with new policies, new procedures are being developed that include streamlining the tracking process of milestone activities. The use of shared technology (Google Forms) and the creation of Flow Charts will be further integrated into GHURA's processes. Improvements through onboarding of new employees will include mandatory training specific to programmatic responsibility and, broadly, to cover cross cutting requirements. Existing staff will continue the calendar of training designed in previous PYs. GHURA's Attendance in person for key meetings will be strongly reviewed and considered for affordability and reasonableness. While the convenience of online meetings, training, and technical assistance is recognized, the benefits of in-person engagement remains the superior experience. GHURA will complete the creation of stronger policies to ensure appropriate handling of reasonable accommodation and modification requests, and grievance and appeal procedures, the former of which will apply to all programs administered by GHURA. The timely management of funds is a perennial challenge. Implementation of stronger time-and-performance oriented reprogramming is slated to be implemented in PY2024 across all subrecipients/project expenditures.

Actions planned to enhance coordination between public and private housing and social service agencies

GHURA continues to coordinate with the Guam Homeless Coalition (GHC) members which is comprised of mainstream service providers, nonprofit organizations and the private sector to ensure that housing, health, and social services activities are part of an integrated, island wide strategy to ending homelessness and improving housing stability, welfare and job retention for families and individuals. The GHC and its community and government partners work to create a better living standard for the homeless, low moderate income residents and the overall economic environment of which we are all seeking to improve. Guam also implements the Family Self Sufficiency Program which links HCVP and PH tenants to a variety of community programs such as those involving employment and education. Other coordination exists with the Guam Developmental Disabilities Council, DPHSS, DOL, and the Affordable Housing Coordinating Council. GHURA is a partner to DPHSS and DOL's welfare to work programs and senior community service programs that allow welfare recipients and senior citizens to engage in work training to increase job skills and income.

Discussion:

GHURE will begin the procurement of a 2025 Housing Study for Guam. This action will continue to support GHURA's Affordable Housing goals in addition to proving progress of the past 4 years toward

achieving annual goals for affordable housing. Infrastructure and broadband are other needs of GHURA researching and data sharing to address community needs in these areas. Active participation in Guam's Annual Planners Symposium and Guam's Land Planning Symposium and regular meetings with the RCAC and CRA national partners, are efforts that allow GHURA the opportunity to address needs identified by the agency in efforts to take steps toward reaching the goals listed in the CONPLAN 2020-2024.

In the upcoming PY, GHURA anticipates the congressional notice of CDBG-DR funds for the territory, following the Presidentially declared disaster MAWAR in May of 2023. These funds will focus on unmet needs of the island as impacted by the typhoon.

DRAFT

Program Specific Requirements
AP-90 Program Specific Requirements – 91.320(k)(1,2,3)

DRAFT

Introduction:

CDBG – Guam plans to fund three public facilities and infrastructure (PFI) activities and five public service (PS) activities. PFI projects will improve public safety response to southern communities. CDBG PS funds will fund activities carried out by non-profits for a workforce development program servicing low/mod communities, match funds for the homeless service tracking database, the support services, housing stability assistance, and operations serving the homeless, extremely low-income persons, and disabled persons recovering from addiction. CDBG will fund the administrative and planning activities of GHURA.

(AMENDED) CDBG - Guam identified \$3,000.00 in CDBG PI and \$390,876.00 in CDBG repaid funds for a total of \$393,876.00. Guam said that these funds were included in the projects to be carried out. Guam will use the CDBG PI and repaid funds of \$390,876.00 to AAP PY23 Project (3) Purchase of Fire Protection Equipment as supplemental funds to purchase PPE. This will be completed in a separate reprogramming following this AAP. For \$3,000 PI stated above, has been reported in anticipation of funds. Guam can confirm that at the time of this amendment, PI is at \$0.00.

HOME – Guam will use PY2024 funds to support affordable housing for low/mod individuals. HOME will fund the administrative and planning activities of GHURA. **(AMENDED) The HOME regulations at 24 CFR 92.503(d) requires PJs to commit all funds in the HOME local account at the beginning of the program year before committing funds in the HOME Investment Trust Fund Treasury account. The use of those funds in the HOME local account needs to be included in the Annual Action Plan. In Guam's PY 2024 Annual Action Plan, Guam did not describe how it will use \$177,912.87 in HOME program income received in the Program Year 2023 and \$23,077.09 in HOME funds repaid to the HOME local account for an ineligible activity. Guam amends its PY 2024 Action Plan here to describe activities that will be funded with HOME program income and repaid HOME amounts not included in prior action plans. Guam has identified PI/LA funds reported in this section (above) to be programmed to the PY23 HOMEOWNER Rehab activity (Post MAWAR). At the submission of this AAP Guam is planning to reprogram other funds to this activity identified in the program year 2023.**

ESG – Guam will fund non-profits for direct assistance for the rapid rehousing of homeless persons, homeless prevention for at-risk persons, other stabilizing activities, and case management. ESG will fund the administrative activities of GHURA.

HTF – Guam will use PY2024 funds to support affordable housing for eligible activities. Guam will allocate these funds to add to previous year allocation to support previously approved projects which support the housing goals.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.320(k)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in

projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	3,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	390,876
5. The amount of income from float-funded activities	0
Total Program Income:	393,876

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.320(k)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Guam does not intend to utilize other forms of investments beyond those identified in 92.205 PY2024 funding will be utilized to assist in affordable homebuyer activities.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

GHURA has opted for a reduction method during the affordability period to calculate the recapture portion in the event of a voluntary or involuntary sale. The direct HOME subsidy on a pro-rata basis for the time the homeowner has remaining on the affordability period, is calculated against the required affordability period. To determine the pro rata amount recaptured by the PJ: Divide the number of years remaining on the period of affordability by the affordability period, Multiply the resulting figure by the total amount of direct HOME subsidy originally provided to the homeowner.

Number of years remaining on the affordability period x Total Direct HOME Subsidy = Recapture Amount
Period of Affordability

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Please see attachment for this item response. Grantee Unique Appendices.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Guam does not intend to use HOME funds to refinance existing debt of any kind.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

N/A

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

N/A

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

N/A

Emergency Solutions Grant (ESG) Reference 91.320(k)(3)

1. Include written standards for providing ESG assistance (may include as attachment)

Guam has existing Standard Operating Procedures (SOP) for providing services through the Emergency Solutions Grant. The Salvation Army, who has been the recipient of ESG funds since the

inception of the program, has utilized the SOP guidance for outlining the intake assessment process, determining eligibility for services, identifying the types of services available, and program requirements for duration of assistance provided. Please refer to GHURAs ESG written standards submitted as a unique appendices in this AAP.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

Guam continues to operate under its established Coordinated Entry System Policy and Procedures. The Coordinated Entry System simplified the process for homeless persons to access services, assess their needs, and prioritize their housing and service needs. The Coordinated Entry System Policy and Procedures is developed for all local CoC programs and the Emergency Solutions Grant (ESG) Rapid Re-Housing to be participants of this process and to adhere to the coordinated sentry system set in place. CoC and ESG programs must utilize the Vulnerability Index (VI), the Service Prioritization Decision Assistance Tool (SPDAT), Version 2, to determine the level of chronic status as well as the medical vulnerability faced by homelessness individuals and families. It also serves as an intake and case management tool. This standardized tool will identify the severity of the needs rather than determining prioritization of housing and services by a specific diagnosis or disability type. Households assessed with the greatest of needs are prioritized for any type of housing and homeless assistance available in the CoC, including transitional housing, permanent supportive housing, rapid rehousing and other services.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

Public notice is issued on the funding opportunity for the ESG, as well as a workshop to explain the program and the needs of Homelessness Prevention and Rapid Re-Housing within our community. A Panel of Community Planning and Development staff serve on a selection panel, and evaluate application using established criteria is as follows: The applicants history of providing effective support to the homeless, and of successfully operating performance based grant-funded programs. The applicant's effective coordination with organizations with the local continuum of Care, to address identified needs and gaps in services for the homeless and improve outcomes for participants. The applicant's ability to move street or unsheltered homeless participants or shelter residences to permanent housing, and/or prevent homelessness for families and individuals who are at risk of homelessness.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

Guam's Continuum of Care, the Guam Homeless Coalition, regularly consults with homeless or

formerly individuals. As part of its mandate, at least one person on the Board of Directors must represent the homeless or formerly homeless population. This current board member is an active member and participates in the policy and funding decisions. CoC funded programs are also required to establish a homeless or formerly homeless participant in the policy and funding decisions as it

5. Describe performance standards for evaluating ESG.

GHURA confers with the Guam Homeless Coalition regarding the performance standards for activities funded under the ESG program. Assessments include how well the ESG programs use the HMIS system to produce uniform reports for all prime recipients and its consistency with the Consolidated Plan, Annual Progress Report, and Annual Action Plan. The CAPER/SAGE also provides a framework to track ESG performance. Other general performance standard are documented such as the unduplicated numbers of persons or households to prevented from becoming homeless, the unduplicated number of persons or households assisted from emergency shelters/streets into permanent housing, race, ethnicity, age, amount spent per subrecipient and their timeliness of expenditures will be reported by HMIS and GHURA. Also reported are other assessments such as what whorled using HUD funds, the most processing needs for clients, barriers to housing, the connection to other mainstream services and resources and outcomes for families and individuals upon completion of a program. Additionally, the Coordinated Entry System (CES) provides insight into determining the ESG and CoC's effectiveness in addressing the waitlist for homeless who are seeking housing. Guam utilizes the ESG to assist homeless families who may not qualify for any of the CoC funded programs. One of the conditions of the CoC funded program is the requirement for a head of household to have a disability. Persons fleeing domestic violence, however, are exempt from the disability requirements. Under the ESG program, homeless persons do not have to meet any disability requirements; however, those who are as

Housing Trust Fund (HTF)
Reference 24 CFR 91.320(k)(5)

1. How will the grantee distribute its HTF funds? Select all that apply:

☒ Applications submitted by eligible recipients

2. If distributing HTF funds through grants to subgrantees, describe the method for distributing HTF funds through grants to subgrantees and how those funds will be made available to state agencies and/or units of general local government. If not distributing funds through grants to subgrantees, enter "N/A".

N/A

3. If distributing HTF funds by selecting applications submitted by eligible recipients,

a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

N/A

b. Describe the grantee's application requirements for eligible recipients to apply for HTF funds. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

N/A

c. Describe the selection criteria that the grantee will use to select applications submitted by eligible recipients. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

N/A

d. Describe the grantee's required priority for funding based on geographic diversity (as defined by the grantee in the consolidated plan). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

N/A

e. Describe the grantee's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

N/A

f. Describe the grantee's required priority for funding based on the extent to which the rental project has Federal, State, or local project-based rental assistance so that rents are affordable to extremely low-income families. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

N/A

g. Describe the grantee's required priority for funding based on the financial feasibility of the project beyond the required 30-year period. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

N/A

h. Describe the grantee's required priority for funding based on the merits of the application in meeting the priority housing needs of the grantee (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations). If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

N/A

i. Describe the grantee's required priority for funding based on the extent to which the application makes use of non-federal funding sources. If not distributing funds by selecting applications submitted by eligible recipients, enter "N/A".

N/A

4. Does the grantee's application require the applicant to include a description of the eligible activities to be conducted with HTF funds? If not distributing funds by selecting applications submitted by eligible recipients, select "N/A".

N/A

5. Does the grantee's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements? If not distributing funds by selecting applications submitted by eligible recipients, select "N/A".

N/A

6. Performance Goals and Benchmarks. The grantee has met the requirement to provide for performance goals and benchmarks against which the grantee will measure its progress, consistent with the grantee's goals established under 24 CFR 91.315(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

Yes

7. Maximum Per-unit Development Subsidy Amount for Housing Assisted with HTF Funds.

Enter or attach the grantee's maximum per-unit development subsidy limits for housing assisted with HTF funds.

The limits must be adjusted for the number of bedrooms and the geographic location of the project. The limits must also be reasonable and based on actual costs of developing non-luxury housing in the area.

If the grantee will use existing limits developed for other federal programs such as the Low Income Housing Tax Credit (LIHTC) per unit cost limits, HOME's maximum per-unit subsidy amounts, and/or Public Housing Development Cost Limits (TDCs), it must include a description of how the HTF maximum per-unit development subsidy limits were established or a description of how existing limits developed for another program and being adopted for HTF meet the HTF requirements specified above.

Currently the HOME limit is 285K for new construction which is lower than the last build estimate greater than 350K.

8. Rehabilitation Standards. The grantee must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The grantee's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The

standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The grantee must attach its rehabilitation standards below.

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; Capital Needs Assessments (if applicable); and broadband infrastructure (if applicable).

Guam plans to include these HTF funds with the previous approved HTF projects to support affordable rental housing. GHURA is currently in the process of reviewing its current Rehabilitation Standards to ensure all HTF activities/ proposed projects will be covered within its standard record. Guam acknowledges rehabilitation standards which address health and safety; lead-based paint; accessibility; state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; Capital Needs Assessments; and broadband infrastructure when applicable.

9. Resale or Recapture Guidelines. Below, the grantee must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the grantee will not use HTF funds to assist first-time homebuyers, enter "N/A".

N/A

10. HTF Affordable Homeownership Limits. If the grantee intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the grantee will not use HTF funds to assist first-time homebuyers, enter "N/A".

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the grantee must not limit or give preferences to students. The grantee may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303(d)(3) only if such limitation or preference is described in the action plan.

Guam will not utilize HTF Funding for homeownership.

12. Refinancing of Existing Debt. Enter or attach the grantee’s refinancing guidelines below. The guidelines describe the conditions under which the grantee will refinance existing debt. The grantee’s refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the grantee will not refinance existing debt, enter “N/A.”

N/A

Discussion:

Guam will receive and administer the grant. Guam will utilize HTF funding to expand and support affordable rental. Guam may utilize these funds in conjunction with the HOME Investment Partnerships Program.

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