



U.S. Department of Housing and Urban Development

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

August 15, 2019

Mr. Ray Topasna  
Executive Director  
Guam Housing and Urban  
Renewal Authority  
117 Bien Venida Avenue  
Sinajana, Guam 96910



SUBJECT: Guam Housing and Urban Renewal Authority – PHA Code: GQ001  
5-Year Plan for Fiscal Years 2020 – 2024  
Annual PHA Plan for Fiscal Year Beginning October 1, 2019

Dear Mr. Topasna:

This letter is notification that the Guam Housing and Urban Renewal Authority's (GHURA) 5-Year PHA Plan for Fiscal Years 2020 – 2024 and the Annual PHA Plan for Fiscal Year Beginning October 1, 2019 is approved. The Department of HUD's approval of the 5-Year PHA Plan and Annual PHA Plan does not constitute an endorsement of the strategies and policies outlined in the Plan. By providing housing assistance to the families under the programs covered in this Plan, the GHURA will comply with the rules, standards and policies established in its Plan, as provided under the 24 Code of Federal Regulations Part 903 and other applicable regulations.

The approved 5-Year Plan and Annual PHA Plan and required attachments and documents are to be made available for review and inspection at the locations identified in both Plans during normal business hours and available on the GHURA's official website. Both Plans are to remain on display until the next submission of the Plan, or unless HUD approves a significant amendment or modification requested by the GHURA during the fiscal year.

If there are any questions regarding the Plan or information contained in this letter, you may contact Darlene Kaholokula by email at [darlene.l.kaholokula@hud.gov](mailto:darlene.l.kaholokula@hud.gov) or at (808) 457-4670.

Sincerely,

Jesse Wu  
Director  
Office of Public Housing



Guam's  
5-Year PHA Plan (FY2020-2024)  
Annual PHA Plan (FY2020)  
and  
Capital Fund Program (CFP)  
Five Year Action Plan (2019-2023)

**GUAM HOUSING AND URBAN RENEWAL AUTHORITY**  
**Aturidat Ginima' Yan Rinueban Siudat Guahan**  
**BOARD OF COMMISSIONERS**  
**RESOLUTION NO. FY2019-017**

**Moved By: JOSEPH M. LEON GUERRERO      Seconded By: GEORGE F. PEREDA**

**Resolution approving the 5-Year PHA Plan (FY2020-2024), Annual PHA Plan (FY2020) and Capital Fund Program (CFP) Five Year Action Plan (2019-2023).**

**WHEREAS,** pursuant to Section 511 of the Quality Housing and Work Responsibility Act (QHWRA) of 1998, the Guam Housing and Urban Renewal Authority is mandated to develop and submit a Public Housing Agency (PHA) 5-Year PHA Plan and Annual Plan and CFP Five Year Action Plan to the U.S. Department of Housing and Urban Development (HUD); and

**WHEREAS,** the 5-Year PHA Plan and Annual PHA Plan is a comprehensive guide to the Authority's policies, programs, operations, and strategies for meeting local housing needs and goals for implementation for the upcoming fiscal year; and

**WHEREAS,** the CFP Five Year Action Plan describes the capital improvements to be undertaken within the 5-year period. The capital improvements are necessary activities to ensure long-term physical and social viability of the PHA's public housing developments; and

**WHEREAS,** the goals and objectives of the PHA 5-Year and Annual Plan and CFP Five Year Action Plan are consistent with Guam's Five-Year Consolidated Plan, which identifies and prioritizes the housing and community development needs of Guam; and

**WHEREAS,** these Plans were prepared in accordance with the PHA Plan requirements of 24 CFR Part 903; now, therefore, be it

**RESOLVED,** that the Board of Commissioners of the Guam Housing and Urban Renewal Authority hereby approves the Annual PHA Plan and Capital Fund Program (CFP) Annual Plan for the Fiscal Year 2019 beginning October 1, 2018.

**IN A SCHEDULED BOARD MEETING, SINAJANA, GUAM – JUNE 07, 2019**

**PASSED BY THE FOLLOWING VOTES:**

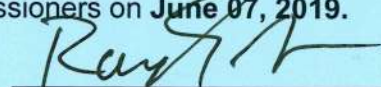
**AYES:** Sabino Flores, Joseph Leon Guerrero, Carl Dominguez, George Pereda, Monica Guzman

**NAYES:** NONE

**ABSENT:** Joseph Cameron, Eliza Paulino

**ABSTAINED:** NONE

I hereby certify that the foregoing is a full, true and correct copy of a Resolution duly adopted by the Guam Housing and Urban Renewal Board of Commissioners on **June 07, 2019.**



**Ray S. Topasna**  
Secretary/Executive Director

**(S E A L)**

# 5-Year PHA Plan

HUD-50075-5Y



# 5-Year PHA Plan (for All PHAs)

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

OMB No. 2577-0226  
Expires: 02/29/2016

**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

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

<b>N</b>																															
<b>A.</b>	<b>PHA Information.</b>																														
<b>A.1</b>	<p><b>PHA Name:</b> <u>Guam Housing and Urban Renewal Authority</u> <b>PHA Code:</b> <u>GQ001</u></p> <p><b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>10/2019</u></p> <p><b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission</p> <p><b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>The PHA Plan 5-Year Plan (Plan) were made available to the public at GHURA's Main Office and at each of five satellite offices (including all four AMP sites) and the Guma' Trankilidat site office. The specific office locations are listed below In addition, the Plan is available via the GHURA website shown at the bottom of the list.</p> <p style="padding-left: 40px;">GHURA Main Office, 117 Bien Venida Avenue, Sinajana, Guam 96910          AMP1, Central Site Base Office, 23 Paquito Street, Toto Gardens, Toto, Guam 96910          AMP2, Southeast Site Base, 10 JC Rojas Street, Yona, Guam 96915          AMP3, Southwest Site Base, Pagachao Drive, Agat, Guam 96915          AMP4, Northern Site Base, 27 Doni Lane, Toto, Guam 96910          Guma Trankilidat, 145 Pale San Vitores Road, Tumon, Guam 96913          GHURA Website: <a href="http://www.ghura.org">www.ghura.org</a></p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
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<b>B.</b>	<b>5-Year Plan.</b> Required for <u>all</u> PHAs completing this form.
<b>B.1</b>	<p><b>Mission.</b> State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.</p> <p>The Guam Housing and Urban Renewal Authority (GHURA/the Authority) is Guam's Public Housing Agency (PHA). As its mission, GHURA is to promote the health, safety and welfare of its people by the elimination of slum and blight conditions, by the orderly redevelopment and renewal of communities, by proper planning of community development and by provision of safe, decent and sanitary dwellings for low-income families, through all available federal and local governmental programs and through encouragement of Guam's private enterprises to participate in the common task of improving our island community, while upholding family values. (<i>ref. GCA Title 12, Chapter 5 §5101(g)</i>)</p> <p>On this foundation of the Authority's mission, low-, very-low, and extremely-low income families in Guam will directly benefit from efforts to sustain or improve the physical condition of existing affordable housing stock and engagements to improve the socio-economic conditions of the defined populations. The Authority's aim is to ensure that families in need of assistance by the PHA are afforded the best available housing and community living opportunities.</p>
<b>B.2</b>	<p><b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years.</p> <p>Synopsis:</p> <p>To serve the particular needs of low-, very-low, and extremely-low income families, GHURA will engage in:</p> <ol style="list-style-type: none"> <li>1. Activities to sustain the existing affordable housing stock <ol style="list-style-type: none"> <li>a. Through maintenance, repair, and renovation</li> <li>b. Through participation in the Rental Assistance Demonstration Program (RAD)</li> </ol> </li> <li>2. Activities to increase the stock of affordable housing</li> <li>3. The identification and engagement in neighborhood revitalization and stabilization activities, to <ol style="list-style-type: none"> <li>a. Address the physical condition of challenged properties and</li> <li>b. Improve the socio-economic conditions of neighborhood residents</li> </ol> </li> </ol> <p>Goals:</p> <ol style="list-style-type: none"> <li>1. Maintain or increase the availability of decent, safe, and affordable housing <ol style="list-style-type: none"> <li>a. Apply for available funding to Housing Programs</li> <li>b. Utilize Operating Reserves for Development upgrades and resident services</li> <li>c. Pursue renovation and rehabilitation of Public Housing through the use of the Capital Fund Program <ol style="list-style-type: none"> <li>i. Support energy efficiency</li> </ol> </li> <li>d. Pursue alternative funding for renovation and rehabilitation of Public Housing <ol style="list-style-type: none"> <li>i. Rental Assistance Demonstration Program (RAD)</li> <li>ii. Capital Fund Financing Program (CFFP)</li> </ol> </li> <li>e. Continue to administer the Housing Choice Voucher (HCV) Program <ol style="list-style-type: none"> <li>i. Support voucher mobility</li> <li>ii. Provide outreach and education to current and potential landlords</li> <li>iii. Implement the Section 8 Homeownership Program</li> <li>iv. Conduct outreach to encourage participation in the Family Self Sufficiency Program</li> <li>v. Continue support of the Veterans Administration Supportive Housing (VASH) program, Non-Elderly Disabled (NED), Mainstream, Project Based Voucher (PBV)</li> <li>vi. Continue partnership in the Family Unification Program (FUP) with the Dept. of Public Health and Social Services</li> </ol> </li> </ol> </li> </ol>

2. Improve community quality of life and economic vitality
  - a. Apply for available funding to Housing Programs for supportive services
  - b. Maintain compliance with new criteria and requirements of the PHAS (Public Housing Assessment System) and SEMAP (the Section 8 Management Assessment Program)
  - c. Administer four Asset Management Property (AMP) sites
    - i. Evaluate overall AMP site performance and the sustainability of current subsidy levels
  - d. Assess measures and opportunities to de-concentrate poverty and promote mixed-income communities
  - e. Increase security to PHA properties, with a focus on improving AMP site security
    - i. Engage law enforcement in partnership to increase security to resident housing areas
  - f. Encourage and support the formation of resident associations
  - g. Partnership Building/Strengthen the Community
3. Promote self-sufficiency and asset development of families and individuals
  - a. Pursue sustained funding for the HCV Family Self-Sufficiency (FSS) Program, pursue new funding to ensure FSS Program activities to PHA are maintained and enhanced.
  - b. Sustain the PH ROSS (Rental Opportunities and Self-Sufficiency) Service Coordinator for elderly residents, and to sustain the Multi-family Service Coordinator services to the elderly residents of Guma' Trankilidat.
  - c. Promote employment opportunities for eligible and qualified residents under Section 3 of the HUD Act of 1968
  - d. Seek, support, and collaborate with the Guam Workforce Investment Board and other local organizations to promote employment options for eligible residents
  - e. Identify and facilitate supportive services
  - f. Seek new partnerships with entities to enhance social and economic services
  - g. Explore ways to fund, coordinate and link supportive services in communities
  - h. Housing Counseling offered to HCV and PH families
  - i. Promote completion of secondary and post-secondary education to enhance personal development and attain skills necessary for self-sustainability, with the increased likelihood of securing better paying jobs, thereby leading to self-sufficiency.
4. Ensure equal opportunity in housing for families living in assisted housing
  - a. Engage site management in continuing education on issues of equal housing opportunity and affirmatively furthering fair housing
  - b. Provide Fair Housing training to landlords
  - c. Continue to improve the distribution of Fair Housing information
  - d. Undertake affirmative measures to ensure program access to all persons regardless of race, color, religion, national origin, sex, familial status and disability
5. Serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking
  - a. Continue implementation of applicable provisions of the Violence Against Women Act (VAWA)
6. Improve housing delivery system
  - a. Provide on-going training to staff on program requirements and changes
  - b. Maintain and develop effective reporting systems to improve operational efficiency
  - c. Annually assess the PHA's policies regarding continued occupancy in public housing

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

***Maintain or increase the availability of decent, safe, and affordable housing***

Apply for available funding to Housing Programs

- In fiscal year beginning October 1, 2014 Guam received 2,515 HCV vouchers, as of FY2018 Guam received 2,582 HCV vouchers, an increase of 67 vouchers. The increase includes the award of 6 additional VASH vouchers in September 2018 and 11 new Mainstream vouchers, awarded in November 2018. Guam also submitted an application for 60 additional vouchers under the Family Unification Program (FUP). Although we were unsuccessful in receiving additional FUP vouchers Guam will continue to apply for additional vouchers whenever available.
- Under the HCV program, the overall success rate in leasing Section 8 vouchers is declining, some participants are reporting that they can't find a landlord who is willing to rent to Section 8 participants. Section 8 staff are closely monitoring the family's search and providing case management; conducting outreach to increase landlord recruitment, and educating existing participants to become better renters.

Utilize Operating Reserves for Development upgrades and resident services

Operating Reserves have been used to improve and upgrade the public housing developments by painting the exterior of the units. Other improvement and upgrades being considered are as follows:

- Construction of an open-air canopy above existing basketball courts and/or playground facilities located on the AMP sites;
- Removal and installation of new or repair of existing fencing at the AMPs' site fence line and offices;
- Installation of lighting at fence line for security purposes;
- Purchase and installation of security cameras with security monitoring services;
- Support of resident programs;
- Other project-specific activities include, but are not limited to, improving curb appeal (maintenance costs, non-routine or capital expenses).

Pursue renovation and rehabilitation of Public Housing through the use of Capital Fund Program (CFP)

CFP funds continue to be used to renovate damaged vacant units to meet a decent, safe and sanitary level and to make the unit ready for re-occupancy. Units are put under "Modernization" (Mod) indicating CFP funds are utilized for the renovation of the unit. Units under Mod are units that are beyond the capacity of the maintenance department and/or the turnaround time of the unit completion is lengthy.

A Physical Needs Assessment (PNA) is conducted every five years to identify a general description of all physical improvements for GHURA to undertake. The PNA will identify needs to bring each development, including dwelling and non-dwelling structures, dwelling and non-dwelling equipment, and site, to a level at least equal to the modernization and energy conservation standards and to comply with other program requirements.

GHURA also conducts an Energy Audit every five years to identify energy conservation measures that can be implemented. GHURA has continually looked for ways to include energy efficient measures in each new project, such as the change out of light bulbs to energy efficient bulbs. GHURA has removed and replaced the windows at all public housing elderly developments, a total of 82 units, with energy efficient type windows. The change out of the windows will help to regulate heat and light energy. The project to repair and roof coat the G99 Agat Development consisting of 99 units will allow for a cooler environment at the interior of the units and allow for less usage of cooling devices such as air conditioners and fans.

Pursue alternative funding for renovation and rehabilitation of Public Housing

- Although we have not actively pursued the use of RAD GHURA continues to research the benefits and processes of RAD. With the long-term preservation of affordable housing as the goal, management continues to actively pursue participation in the RAD program for Guam. GHURA recognizes the questions of trends in future public housing funding, property management industry best practices,



mixed financing options, etc. Management will continue to pursue the implementation assessment process with consideration of cost-benefit analyses, local and federal legal issues, sociological impacts to tenants and communities.

- GHURA will also continue to consider the possibility and feasibility of applying for the Capital Fund Financing Program (CFFP). GHURA public housing units were constructed between 47 and 27 years ago. With Guam's harsh weather and the age of the units most of the units are in need of renovation/modernization. With the limited capital funds and the projected renovations to the public housing units and sites needed to provide decent, safe, sanitary homes for our residents other funding opportunities need to be researched.

Continue to administer the Housing Choice Voucher (HCV) Program

*Provide outreach and education to current and potential landlords*

Section 8 provides orientation to existing and prospective landlords for the purpose of providing guidance to help them better understand the Section 8 Housing Choice Voucher program and providing the ground work for a successful partnership. They have also participated in conferences held by the Guam Association of Realtors (GAR) to present opportunities for landlord participation in the programs and to provide literature outlining more detailed regulations. Continued outreach to potential landlords provides our clients with more options.

There is a downward trend of landlords willing to participate in renting to a voucher holder resulting in a decrease of availability of affordable rental housings to HCV clients. GHURA is considering options on how to improve on this in hopes of enticing more landlord participation.

*Implement the Section 8 Homeownership Program*

GHURA intends to further expand its homeownership footprint by providing FSS Program Coordinators with HUD approved Housing Counselor Certification Training to empower consumers to make informed housing decisions.

*Conduct outreach to encourage participation in the Family Self Sufficiency Program*

Efforts are made to accommodate and serve Persons with Disabilities including, but not limited to, distribution of FSS program flyers to community agencies and partners (both public and private), mass mailing of program information to current GHURA residents, GHURA website, orientation presentations to incoming Section 8 and Public Housing clients, door to door recruiting for Public Housing tenants, and Public Housing tenant meetings.

Briefings: A briefing session is scheduled with Section 8 Housing Choice Voucher (HCV) participants to bring awareness about the FSS program. Briefing topics include, but are not limited to:

1. Purpose of the FSS Program;
2. Initial eligibility requirements for participation;
3. Selection Process;
4. Resources available;
5. Participant responsibilities;
6. Escrow account;
7. First Time Homeownership Program;
8. Other program benefits.

Interpreters are used as necessary, and clients may contact staff via TTD telephone line, or via email

*Continue support of the Veterans Administration Supportive Housing (VASH) Program, Non-Elderly Disabled (NED), Mainstream, Project Based Voucher (PBV)*

- *HUD-Veterans Affairs Supportive Housing Program (VASH)*

In September of 2018 Guam was awarded six additional VASH vouchers. Guam started out with five vouchers, through the years Guam has been able to increase the voucher allocation and

currently receives 56 total VASH vouchers. Guam will continue to apply for additional funding to help provide rental assistance and supportive services to eligible Veterans who are homeless to acquire and sustain permanent housing. Eligibility is determined by the VA, and includes requirements such as health care eligibility, homelessness status, and income.

- *Non-Elderly Disabled (NED)*

Guam currently has 175 NED vouchers to assist very low-income non-elderly disabled families and individuals with permanent housing. The recipients of NED vouchers are non-elderly head of household, co-head or spouse that is disabled.

- *Continue support of the Mainstream Program*

Guam currently receives 11 Mainstream vouchers which assists non-elderly persons (18-61) with disabilities, who are transitioning out of institutional or other segregated setting; at risk of institutionalization, homeless or at risk of becoming homeless. Vouchers are administered using same rules as regular HCV.

- *Project Based Voucher (PBV)*

Through the award of the Low-Income Housing Tax Credit (LIHTC) program Guam increased the inventory of affordable units by adding an additional 240 units for low to moderate income elderly. Of the 240 elderly units a total of 112 units have been identified as PBV.

*Continue partnership in the Family Unification Program (FUP) with the Dept. of Public Health and Social Services*

Currently Guam receives 133 FUP vouchers. The FUP is a program under which the Housing Choice Vouchers are provided to families for whom the lack of adequate housing is a primary factor in the imminent placement of the family's child, or children, in out-of-home care; or the delay in the discharge of the child, or children, to the family from out-of-home care. This program also includes an 18-month voucher for youth at least 18 years old and not more than 21 years old who left foster care at age 16 or older and who do not have adequate housing. The FUP program is available only to families who are referred by Department of Public Health and Social Services (DPHSS), Division of Public Welfare (DPW), and Bureau of Social Services Administration (BOSSA).

*Improve community quality of life and economic vitality*

Apply for available funding to Housing Programs for supportive services

GHURA continues to apply for funding for the FSS and ROSS programs. Both these programs link families and individuals with organizations that provide numerous supportive services that will improve their quality of life and economic vitality. Programs to increase their education, promote family and community unity, promote knowledge in finances, skills to obtaining and/or keeping a job and so many more. These programs not only improve our residents' lives but also brings pride in their community.

Maintain compliance with new criteria and requirements of the PHAS and SEMAP

Guam's PHAS score has increased during this period with a current score of 85. With continued efforts of the Property Site Managers and Staff the overall physical condition of the units has improved and continue to improve with planning and continued efforts of all involved. CFP funds have continued to play a big role in upgrading and providing physical improvements to the AMP site and units. A Physical Needs Assessment and Energy Audit is conducted every five years, this allows GHURA to project necessary repairs to the units and developments to maintain the overall development in decent, safe and sanitary condition.

Section 8 has been able to maintain a passing SEMAP score demonstrating compliance with the required Section 8/HCV regulations. Section 8 continues to address the careless errors being made by staff by increasing oversight and training.

Administer four Asset Management Property (AMP) sites

*Evaluate overall AMP site performance and the sustainability of current subsidy levels*

A Physical Needs Assessment and Energy Audit will be conducted, these studies will provide GHURA a long term project based strategic planning tool. The study will allow the PHA to assess the needs of the PHA in order to maintain the units and development site in a decent, safe and sanitary condition.

Assess measures and opportunities to de-concentrate poverty and promote mixed-income communities

GHURA will continue to abide by the guidance of the waitlist in which date, time and preference are used to select residents based on the availability of units.

Increase security to PHA properties, with a focus on improving AMP site security

*Engage law enforcement in partnership to increase security to resident housing areas*

GHURA continues to work and partner with Guam Police Department (GPD) to improve the safety of the community. Plans for purchase of security cameras, lighting and installation/repair of fencing are moving forward, these improvements will increase the safety of the community and the property sites.

Collaboration with the Guam Police Department (GPD), the village Mayor's Office and the public housing residents to bring the Neighborhood Watch Program (NWP) to each Site. The Mayor of the Mongmong, Toto and Maite district has an active group involved with the NWP, they maintain a watchful presence of the Mongmong and Toto public housing sites. Several public housing residents of Mongmong, AMP1 are participants of the NWP through the Mayor's Office. The Agat Mayor's Office passed out flyers to the public housing residents of Agat, AMP3 to solicit their involvement. AMP4 staff are working with the Dededo Mayor's Office to establish an NWP for the Dededo public housing site.

GPD has been increasing community outreach and as a result conducted a presentation to Mongmong residents on January 2, 2018 regarding a) loitering at public bus stop, b) curfew violations, c) underage drinking and d) smoking by minors. GPD will conduct similar presentations at the remaining AMP sites as these appear to be common issues/concerns brought up at the patrol level or with NWP village chat groups.

Encourage and support the formation of resident associations

Resident Advisory Board (RAB) is active in the formation and the discussions of the PHA's Five-Year, Annual, and Capital Fund Five Year Plans, to include and Amendments to these Plans. GHURA continues to promote the establishment of Resident Advisory Councils and Resident Associations. AMP site newsletters, flyers and resident meetings will be scheduled to discuss resident involvement and potential recruitment for the formation of these groups.

Partnership Building/Strengthen the Community

- The staff and management is committed to supporting the development of a sustainable and diverse recreation system that encourages participation from our residents.

Plans for the renovation and upgrade of the basketball court to an open-air gymnasium would provide programs and projects in partnership with the community that promote a series of benefits, such as:

- Stronger and more connected communities;
- Inclusion of minority social groups;
- Diversion and education of at-risk youth;
- Economic outcomes;
- Education outcomes; and
- Environmental outcomes.

It's our belief that this upgraded open-air gymnasium can be a vehicle for positive social change.

Sport and recreation help to bind families through shared experiences and shared achievements. Through participation, established activities can help address anti-social behavior and can support education. It can also contribute to economic growth through business investment and employment, and helps sustain

the environment through protecting open space and natural areas. Here are other areas that can benefit the residents:

- Brings people together, providing opportunities for social interaction.
  - Empowers, inspires and motivates individuals.
  - Creates opportunities for, and promotes, volunteering.
  - Creates positive alternatives to youth offending, anti-social behavior and crime.
  - Binds families and communities through shared experiences.
- GHURA has been approached by a developer to purchase a sliver parcel of property in Agat, a portion of Lot 350-5 located along the northwest portion of the parcel in Agat, the location of GHURA 99. The approximate size of the parcel is between 1500sm to 4000sm. The sale of this property will open up access for to a landlocked property by landowners to develop their property.

***Promote self-sufficiency and asset development of families and individuals***

Pursue sustained funding for the HCV FSS Program, pursue new funding to ensure FSS Program activities to PHA are maintained and enhanced.

It is the intent of the FSS program to work with FSS families from both the Public Housing and Section 8 program(s), to create step-by-step plans which lead them to economic independence. Its purpose is to facilitate FSS families' access to supportive services needed to become free of public assistance and achieve self-sufficiency. FSS provides guidance to increasing financial assets and capability through workshops, training, coaching, and case-management. The program further seeks to encourage and assist participants to pursue homeownership as much as is possible, and provides credit counseling, budgeting workshops, and homeownership seminars in collaboration with its Program Coordinating Committee partners, to achieve this pursuit. Program Coordinators are committed to enhancing program activities which include job training, attaining secondary and post-secondary education, participation in job fairs, budgeting & credit workshops, Renters-101 workshops, and pathways to homeownership courses.

For the upcoming fiscal year, Guam's FSS program established a goal of assisting 140 individuals, which includes 115 Section 8 and 25 clients from Public Housing tenants. This number exceeds the minimum established requirement.

The FSS program also provides a financial incentive to participating families by way of escrow earnings. This interest bearing, tax free escrow savings account is intended to help participants build savings and attain financial capability.

Between 2014 and 2018, the FSS program graduated twelve (12) participating families, 10 of whom have moved on to homeownership. The average escrow payout per graduate is \$9,930.00. The FSS Program continues to assist participating families by linking them with needed services to successfully accomplish the goals and activities outlined in their Individual Training and Services Plan (ITSP). In addition, FSS Coordinators continue to seed out effective, alternative training programs, workshops and seminars, continuously exploring the feasibility of expanding the services it delivers, as well as providing additional resources within the community which will enhance and cultivate the FSS program.

Sustain the PH ROSS (Rental Opportunities and Self-Sufficiency) Service Coordinator for elderly residents, and to sustain the Multi-family Service Coordinator services to the elderly residents of Guma' Trankilidat.

Rental Opportunities and Self-Sufficiency (ROSS) - The Guam Housing and Urban Renewal Authority's (GHURA) Resident Opportunity and Self-Sufficiency (ROSS) Program is designed to assist elderly and individuals with disabilities living in GHURA's public housing units by linking them with services available in the community. The ROSS program aims to enhance quality of life by connecting residents to



services and activities, enable participants to age/remain in place, and avoid more costly forms of care, such as nursing homes or other institutional facilities.

Accomplishments (in the past 5 years)

- Demonstrated \$613,872 in matchings funds – a 334% grant match based on eight partner agencies and programs committing to provide services to residents in support of the program. To name a few:
  - University of Guam Cooperative Extension Services (nutrition, home maintenance, resident empowerment and assistance with activities of daily living)
  - Department of Labor, American Job Center (job training and placement)
  - Guam Police Department and Guam Fire Department (safety and personal emergency response resources)
  - Department of Public Health and Social Services (variety of supportive services for elderly)
- Outreach programs conducted at elderly developments where partner organizations were able to disseminate information on healthcare, wellness, welfare assistance programs, and safety – increasing access to resources for residents without transportation
- FY2013
  - 30 needs assessments and case management service coordination
  - 70% of Public Housing residents were referred to agencies that provided services in childcare, transportation, office technology, resume writing, dress for success, and accounting/bookkeeping
- FY2016 (current)
  - Met and exceeded goal of 50 residents enrolled for fiscal year
  - 20 service providers contacted and linked to elderly residents and residents with disabilities to enhance their quality of life
  - Referrals made to Department of Integrated Services for Individuals with Disabilities, Catholic Social Service Respite Care Program, Mayors Council of Guam, Department of Labor, Department of Public Health and Social Services, Salvation Army, US Citizenship and Immigration Services, Guam Regional Transit Authority, National Family Caregiver Support Program, Agana Heights Senior Center, Dededo Senior Center, Yona Senior Center, Guam Legal Services Corporation, Guam Association of Retired Persons, GTA Tele Guam

Promote employment opportunities for eligible and qualified residents under Section 3

The A/E Division continues to mandate the compliance of the Section 3 regulations in any construction contract entered into between GHURA and the contractor. GHURA continues to educate contractors on the Section 3 regulations. The FSS and A/E Divisions has successfully linked Public Housing residents as well as other Federally assisted individuals with construction companies funded with HUD funds.

Seek, support and collaborate with the Guam Workforce Investment Board and other local organizations to promote employment options for eligible residents/Identify and facilitate supportive services

Community Development Block Grant (CDBG) has funded The Opportunity Initiative, a program managed by Manelu (formerly Big Brothers Big Sisters of Guam). The program provides workforce development training, jobs assistance and youth and family empowerment activities in neighborhoods with predominantly low- and moderate-income families. Manelu provided services GHURA's AMP sites, PH residents are encouraged to participate.

Individuals who qualify as low-and moderate-income families may participate in the proposed activities. Manelu provided workforce development training, jobs assistance and youth and family empowerment activities in neighborhoods with predominantly low- and moderate-income families.

Planned activities include engaging LMI families to participate in curriculum-based programs to increase economic and educational opportunities. Activities include workplace and financial readiness classes, family enrichment programming and outdoor youth activities. The proposed activities meet the regulatory requirements stated in 24CFR 570.201(e) under Public Services.

Seek new partnerships with entities to enhance social and economic services / Explore ways to fund, coordinate and link supportive services in communities

At the AMP sites GHURA is implementing programs to strength families through partnership with supportive service entities. GHURA has recently partnered with CEDDERS early childhood program to promote interaction between parents and non-school aged kids. Other activities provided to promote community unity are activities provided by Manelu a nonprofit organization. Through these services GHURA hopes to bring unity to the community and provide a safer community by bringing residents together.

FSS is linking families with necessary resources to advance themselves economically and socially. Briefings/ Workshops such as Passport to Services-outreach effort to provide access to health care, clothing, housing assistance and education and existing services. Providing links to employment opportunities by way of job announcements, job fairs, meetings with families, completing applications.

Housing Counseling offered to HCV and PH families

GHURA launched the Housing Counseling program in May 2018. The pilot program aims to assist clients in the Home Investment Partnerships Grant program, the Family Self Sufficiency program, and residents of Section 8 and public housing. The program covers a myriad of counseling topics, including Pre-Purchase, Post-Purchase counseling; budgeting; homeownership and tenancy; fair housing; avoidance of mortgage default and eviction. To date, the program has enrolled 6 families. The service is free of charge.

***Ensure equal opportunity in housing for families living in assisted housing***

Engage site management in continuing education on issues of equal housing opportunity and affirmatively furthering fair housing/provide Fair Housing training to landlords

GHURA partners with community organizations such as the Guam Association of Realtors (GAR) to provide training on fair housing for both PHA staff and landlords. One training featured Jelani Madaraka, Lead Civil Rights Analyst from HUD Honolulu. Other training opportunities have been coordinated in conjunction with GAR to address equal opportunity topics with landlords.

Continue to improve the distribution of Fair Housing information

GHURA launched its Housing Counseling program in May 2018. The pilot program is available to GHURA clients such as participants in the HOME program and the Family Self Sufficiency program. Housing counseling touches on multiple topics such as personal finance, fair housing and pre- and post-purchase counseling. The information provided to clients, which includes fair housing, is customized and tailored to the specific needs of the Housing Counseling clients.

GHURA recently upgraded its website with a focus toward better assisting tenants and landlords. While still in development, there are plans to include resource links to fair housing information.

Undertake affirmative measures to ensure program access to all persons regardless of race, color, religion, national origin, sex, familial status and disability

Last year, GHURA took steps to ensure broader compliance and understanding of fair housing practices. In April 2018, GHURA participated in a roundtable discussion held at the Guam Legislature to discuss proposed legislation for the Guam Landlord and Tenant Rental Act. The bill sets the ground rules for property maintenance, security deposits, evictions, fair housing issues and other matters relating to rental properties. During a follow-up legislative hearing, Guam contributed oral testimony and written recommendations to improve protections for landlords and tenants.

GHURA continues to improve and promote accessibility to its housing programs. The agency implements an online lottery system for Section 8 and Public Housing programs with instructions available in multiple languages to ensure program accessibility. Featured languages have included Chamorro, Chuukese, and Tagalog.

***Serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking***

**Continue implementation of applicable provisions of the Violence Against Women Act (VAWA)**

Update and changes to the HCV Administrative Plan were incorporated into the Policy and adopted by GHURA Board of Commissioners on September 27, 2018.

- Violence Against Women Act (VAWA) – Provision for VAWA are revised to include:
  - New definitions.
  - “Sexual assault” as a crime covered VAWA.
  - The establishment of new requirements for notification.
  - Establishing requirements for an emergency transfer plan.
  - Revises requirements for documenting occurrence of domestic violence, dating violence, sexual assault and stalking.
  - Revises regulations from the 2005 reauthorization of VAWA to broadly state that VAWA protections apply to all tenants, applicants, and not only those determined to be victims of domestic violence, dating violence, sexual assault, or stalking shall receive statutorily required notification of their VAWA rights.
  - Clarifies that PHA may establish a preference for victims of dating violence, sexual assault, or stalking in addition to domestic violence.
  - Establishes new requirements under PBV for family’s right to move as a result of a family, or a member of the family, being or having been victim of domestic violence, dating violence, sexual assault or stalking.

The latest update to the ACOP was submitted to HUD August 31, 2017, the update included changes necessary to the VAWA. Any additional changes will be reviewed and prepared for implementation as necessary.

***Improve housing delivery system***

**Provide on-going training to staff on program requirements and changes**

Staff training is an integral part of ensuring compliance with the regulations and the continuing changes. GHURA has previously provided training in Section 8 (HCV) and Public Housing programs with a contracted consultant and plan to continue offering necessary training. Also being offered through Department of Administration, GHURA’s staff is able to participate in an Apprenticeship Program. The participants that completed and passed the two year program were awarded with a Certificate of completion. The participants put in many personal hours away from their family time for their studies. This speaks of their commitment to improve their skills and ability to provide the best work to GHURA. Training in Procurement are also being offered to staff.

**Maintain and develop effective reporting systems to improve operational efficiency**

Section 8 and Public Housing application process is now online providing consumers with an easier access and avoiding long lines when the wait list is opened.

**Annually assess the PHA’s policies regarding continued occupancy in public housing**

GHURA has and will continue to review the existing policy and procedures, the ACOP and AdminPlan and make necessary revisions to stay in line with the latest HUD regulations and requirements. Revisions are reviewed and approved by the Board of Commissioners.

**B.4**

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

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



	<p>Although VAWA 2013 does not require such a preference, the law as well as HUD regulations and notices encourage PHAs to affirmatively address the needs of victims of domestic violence, dating violence, sexual assault, and stalking. Adopting a preference for such victims is one way to address these needs.</p> <p>While GHURA's system of local preferences is based on local housing needs and priorities, HUD recommends that a PHA's local housing needs assessment specifically include people experiencing domestic violence, dating violence, sexual assault, or stalking.</p> <p>The ACOP addresses two categories of victims of domestic violence, dating violence, sexual assault, or stalking.</p> <ul style="list-style-type: none"> <li>• First, by addressing the needs of participants seeking an emergency transfer from the GHURA's housing choice voucher or other covered housing programs under VAWA, the policy allows victims who are assisted by GHURA to more quickly access an available unit without being placed on the bottom of the public housing waiting list.</li> <li>• Second, the ACOP also establishes a preference for individuals who are referred by a partnering service organization or consortia or organization. Notice PIH 2017-08 makes clear that in selecting partnering organizations, the PHA may not limit the source referrals to an agency, organization, or consortia that denies services to members of any federally protected class, such as an agency that limits referrals only to female victims. Since these agencies will be specific to the PHA's area, the ACOP must be edited to include the names of service agencies with which the PHA is partnering.</li> </ul>
<b>B.5</b>	<p><b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>See attached Exhibit A</p>
<b>B.6</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y   N  <input checked="" type="checkbox"/>   <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>See attached Exhibit E</p>
<b>B.7</b>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>Attached</p>



# Annual PHA Plan

HUD-50075-ST

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

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

**Definitions.**

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

<b>A. PHA Information.</b>	
<b>A.1</b>	<p><b>PHA Name:</b> <u>Guam Housing and Urban Renewal Authority</u> <b>PHA Code:</b> <u>GQ001</u></p> <p><b>PHA Type:</b> <input checked="" type="checkbox"/> Standard PHA <input type="checkbox"/> Troubled PHA</p> <p><b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>10/2019</u></p> <p><b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p><b>Number of Public Housing (PH) Units</b> <u>750</u> <b>Number of Housing Choice Vouchers (HCVs)</b> <u>2,582</u> <b>Total Combined Units/Vouchers</b> <u>3,332</u></p> <p><b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p><b>Availability of Information.</b> PHAs must have the elements listed below in sections B and C readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>The Annual PHA Plan were made available to the public at GHURA's Main Office and at each of five satellite offices (including all four AMP sites) and the Guma' Trankilidat site office. The specific office locations are listed below. In addition, the Annual Plan is available via the GHURA website shown at the bottom of the list.</p> <p>GHURA Main Office: 117 Bien Venida Avenue, Sinajana, Guam 96910  AMP1: 23 Paquito Street, Toto Gardens, Toto, Guam 96910  AMP2: 10 JC Rojas Street, Yona, Guam 96915  AMP3: Pagachao Drive, Agat, Guam 96915  AMP4: 27 Doni Lane, Toto Gardens, Toto, Guam 96910  Guma' Trankilidat: 145 Pale San Vitores Road, Tumon, Guam 96913  GHURA Website: <a href="http://www.ghura.org">www.ghura.org</a></p>

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

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

## B. Annual Plan Elements

### B.1 Revision of PHA Plan Elements.

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

Y N

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

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

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

Update and changes to the HCV Administrative Plan were incorporated into the Policy and adopted by GHURA Board of Commissioners on September 27, 2018. These changes include the following (See Exhibit B):

- Verification of Social Security Numbers – The provision applies to program applicants. Applicants shall have one additional 90-day period during which the family may become a program participant, even if the family lacks the documentation necessary to verify social security of a family member under the age of 6 years.
- Exclusion of mandatory education fees from income – This provision amends the definition of “income” to exclude from calculations an individual’s income, any financial assistance received for mandatory fees and charges (in addition to tuition).

- **Earned income disregard** – This provision changes the EIC provision from 48 cumulative months to 24 straight months. The proposed policy change streamlined the administration of the EID by eliminating the requirement for PHAs to track family member changes in employment over a period of 4 years. There is no change to the EID eligibility criteria, the single lifetime eligibility requirement, or the ability of the family member to stop and start employment during the eligibility period.
- **Utility Reimbursements** – This provision permits GHURA to make utility reimbursement payments on a quarterly basis, rather than monthly, if the total monthly payment due to the family is equal or less than \$45 per quarter.
- **Housing Quality Standards re-inspection fee** – This provision provides GHURA the option to establish a reasonable fee to owners for re-inspection under two circumstances (1) if an owner notifies GHURA that a deficiency cited in the previous inspection has been repaired and a re-inspection reveals that it has not and/or (2) if the allotted time for repairs has elapsed and a re-inspection reveals that any deficiency cited in the previous inspection that the owner is responsible for repairing has not been corrected. This will not apply to owners for deficiencies caused by the family; initial inspections; regular scheduled inspections; an instance which an inspector was unable to gain access to a unit; or new deficiencies identified during a re-inspection.
- **Violence Against Women Act (VAWA)** – Provision for VAWA are revised to include:
  - New definitions.
  - “Sexual assault” as a crime covered VAWA.
  - The establishment of new requirements for notification.
  - Establishing requirements for an emergency transfer plan.
  - Revises requirements for documenting occurrence of domestic violence, dating violence, sexual assault and stalking.
  - Revises regulations from the 2005 reauthorization of VAWA to broadly state that VAWA protections apply to all tenants, applicants, and not only those determined to be victims of domestic violence, dating violence, sexual assault, or stalking shall receive statutorily required notification of their VAWA rights.
  - Clarifies that PHA may establish a preference for victims of dating violence, sexual assault, or stalking in addition to domestic violence.
  - Establishes new requirements under PBV for family’s right to move as a result of a family, or a member of the family, being or having been victim of domestic violence, dating violence, sexual assault or stalking.
- **Placement of Applicants through a Lottery System** – Policy on the lottery system as an alternative to establishing a wait list is revised to incorporate Section 113 of Public Law 114-201 (HOTMA), which provides funding priority to US. Citizens and Nationals.
- **Interim Rexam Reporting Requirement Threshold** – Interim re-examination policy is revised to change the current income increase reporting threshold from \$2,400 to \$3,600.
- **GHURA-initiated Re-exam for Zero-income Monitoring** – Policy is revised from zero-income monitoring requirement from monthly to quarterly.
- **Asset-Checking Account Requirement** – The current policy is revised from using the average balance of six months to using only the average balances of the last sixty days.
- **Section 113 of PL 114-201 HOTMA** – Policy is added to add the requirement of PL 114-201 which gives funding priority to U.S. Citizens and U.S. Nationals.



- Portability-Email preferred method of communication – Revised portability policy to include email as the preferred method of communication between housing authorities and in transmitting required documents.
- Portability denial of a Family's request to move – Portability policy is revised to include mandatory denial of family's request to move under portability.

Any additional changes will be reviewed and prepared for implementation as necessary.

The latest update to the ACOP was submitted to HUD August 31, 2017, additional updates are being worked on to include the latest regulatory and/or discretionary changes. These updates will be reviewed by the GHURA Board of Commissioners prior to implementation.

#### Rent Determination

The GHURA's policies governing rents charged for public housing and HCV dwelling units, have not been revised since the Authority's prior submission. However, the Public Housing Flat Rent Schedule and Section 8 Housing Choice Voucher (HCV) Program Payment Standard Schedule is updated annually based on the applicable Fair Market Rent (FMR). The updated Flat Rent Schedule is effective December 1, 2018 and Payment Standard Schedule effective November 9, 2018.

#### Significant Amendment/Modification

See Exhibit A

(c) The PHA must submit its Deconcentration Policy for Field Office review.

Included as Exhibit C is the Deconcentration Policy (ACOP 3/1/17).

## **B.2 New Activities.**

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

- | Y                                   | N                                   |  |
|-------------------------------------|-------------------------------------|--|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Hope VI or Choice Neighborhoods.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Mixed Finance Modernization or Development.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Demolition and/or Disposition.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Designated Housing for Elderly and/or Disabled Families.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Conversion of Public Housing to Tenant-Based Assistance.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Conversion of Public Housing to Project-Based Assistance under RAD.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Occupancy by Over-Income Families.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Occupancy by Police Officers.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Non-Smoking Policies.  |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Project-Based Vouchers.  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Units with Approved Vacancies for Modernization.   |
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). |

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.

#### Demolition and/or Disposition

GHURA may propose the disposition of a sliver parcel of property in Agat, portion of Lot 350-5 located along the northwest portion of the parcel in Agat, the location of GHURA 99. The approximate size of the parcel is between 1500sm to 4000sm. The sale of this parcel has been requested for the purpose of providing for an easement to serve adjacent parcel owners presently without an identified public easement.

#### Conversion of Public Housing to Project-Based Assistance under RAD

Although GHURA is not actively pursuing the conversion of its' Public Housing stock to the HUD Rental Assistance Demonstration (RAD) Program, GHURA is continuing the review of this program to determine its applicability and benefit to the island's inventory of Public Housing.

#### Units with Approved Vacancies for Modernization

Although this is not a new activity GHURA continues to include this type of project in the Annual Statement and Evaluation Report (50075.1) that is updated annually. GHURA continues to request HUD approval for the modernization of units that are in need of major renovation work, Capital Fund Program funds are being used to address these vacant units under modernization. Units identified for modernization require the unit to become or remain vacant to accomplish the improvements necessary, modernization may require up to six months for completion. GHURA finds that not only does the age of the unit play a huge factor in the need for modernization and upgrade, but the deterioration of the sewer waste and water lines, and the antiquated electrical system are also the cause for the need for modernization. Some units are over 40 years old, the sewer lines originally installed were galvanized pipes that have since and continue to severely corrode and the electrical systems are obsolete, parts are no longer being sold to perform the necessary maintenance of the system.

#### Other Capital Grant Programs

GHURA will continue to consider the possibility and feasibility of applying for the Capital Fund Financing Program (CFFP). GHURA public housing units were constructed between 47 and 27 years ago. With Guam's harsh weather and the age of the units most of the units are in need of renovation/modernization. With the limited capital funds and the projected renovations to the public housing units and sites needed to provide decent, safe, sanitary homes for our residents other funding opportunities need to be researched.

**Lead Based Paint.** USEPA Certified inspectors conducted lead-based testing at AMPs 1, 2, & 4 and found 145 public housing units have tested positive for lead. A construction company in Honolulu conducted the abatement. However, the files that cleared these unit could not be located. A re-testing of these units were conducted, a total of 67 units came back positive for lead. CFP funds will be allocated for the abatement in the units affected. A report is given to HUD every quarter stating if any individuals tested positive for lead poisoning.

**Use of Operating Reserves.** The GHURA will use operating reserves to address project-specific activities in order to maintain the efficient management operations of public housing units. Projects that are being considered are:

- Construction of an open-air canopy above existing basketball courts and/or playground facilities located on the AMP sites;
- Removal and installation of new or repair of existing fencing at the AMPs' site fence line and offices;
- Installation of lighting at fence line for security purposes;
- Purchase and installation of security cameras with security monitoring services;
- Support of resident programs;
- Other project-specific activities include, but are not limited to, improving curb appeal (maintenance costs, non-routine or capital expenses).

**Wait List.** AMP 1 (Agana Heights, Mongmong, Sinajana, Asan) and AMP 2 (Yona, Talofofo, Inarajan) wait list is currently closed. AMPs 3 and 4 will open their wait list effective March 1, 2019, AMP 3 does not have an anticipated date to close the wait list however, AMP 4 will close their wait list on March 31, 2019. Section 8 opened the Section 8 Housing Choice Voucher Program Lottery from October 1, 2018 through October 5, 2018. GHURA randomly selected 1,800 pre-application through an electronic lottery system to establish a two-year waiting list.

B.3	<p><b>Civil Rights Certification.</b></p> <p>Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
B.4	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y   N  <input checked="" type="checkbox"/>   <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p>The Findings identified in the single audit for Year Ended September 30, 2017 are as follows:</p> <ol style="list-style-type: none"> <li>1. Finding No. 1: (Fiscal Closeout) <ul style="list-style-type: none"> <li>• Cause: There is a lack of internal control policies and procedures to reconcile CFP expenditures recorded in the general ledger to the amounts recorded in LOCCS and accounted for by Program personnel on a periodic basis and timely manner.</li> </ul> </li> <li>2. Finding No. 2: (File Maintenance) <ul style="list-style-type: none"> <li>• Cause: There is a lack of internal control to ensure that tenant files are independently reviewed for completeness prior to tenant certification GHURA lacks proper tenant file maintenance. The Property Site Manager did not adhere to the internal control procedures in ensuring that all the required documents are complete and accurate at the time of the annual or recertification process. There is a lack of internal control monitoring or review procedures in place to ensure the adequacy and completeness of the admission documentation and certification of tenants.</li> </ul> </li> <li>3. Finding No. 3: (Criminal Activity) <ul style="list-style-type: none"> <li>• Cause: The PSM failed to conduct criminal background checks on consistent basis. There is a lack of internal control monitoring or review procedures in place to ensure the adequacy and completeness of the admission documentation and certification of tenants.</li> </ul> </li> <li>4. Finding No. 4: (Housing Inspections) <ul style="list-style-type: none"> <li>• Cause: The PSM failed to adhere to existing policies and procedures to conduct housing inspections according to scheduled time frames to coincide with the annual inspections prior to tenant recertification; upon move-in; and correct deficiencies in a timely manner. Additionally, there are no independent internal control monitoring or review procedures in place to ensure the adequacy and completeness of the admission and certification of tenants</li> </ul> </li> <li>5. Finding No. 5: (Annual Recertification) <ul style="list-style-type: none"> <li>• Cause: The PSM failed to adhere to existing policies and procedures to conduct tenant eligibility properly and in a timely manner. Additionally, there is a lack of internal control monitoring or review procedures in place to ensure the adequacy and completeness of the tenant recertification.</li> </ul> </li> <li>6. Finding No. 6: (File Maintenance and Missing Documentation) <ul style="list-style-type: none"> <li>• Cause: It appears that the Public and Indian Housing personnel did not adhere to the internal control procedures in ensuring that all the required documents are complete and accurate at the time of the recertification process.</li> </ul> </li> <li>7. Finding No. 7: (Annual Certification) <ul style="list-style-type: none"> <li>• Cause: There is a lack of internal control monitoring procedures to ensure that tenants are recertified in a timely manner.</li> </ul> </li> <li>8. Finding No. 8: (Citizenship and Declaration of Section 214 Status) <ul style="list-style-type: none"> <li>• Cause: The Property Site Manager did not adhere to the internal control procedures in ensuring that all the required documents are obtained and completed at the time of the annual or recertification process. Additionally, there is a lack of consistent quality control monitoring or review procedures in place to ensure the adequacy and completeness of the admission and recertification of tenants.</li> </ul> </li> </ol>



	<p>9. Finding No. 9: (Annual Inspections)</p> <ul style="list-style-type: none"> <li>• Cause: The Authority lacks effective internal controls to monitor and ensure that all units are inspected in a timely manner.</li> </ul> <p>10. Finding No. 10: (Criminal Activity)</p> <ul style="list-style-type: none"> <li>• Cause: There appears to be a lack of internal controls and monitoring procedures to ensure that all adult members are subjected to criminal background checks and documented in a timely manner.</li> </ul> <p>11. Finding No. 11: (Flat Rents)</p> <ul style="list-style-type: none"> <li>• Cause: There is a lack on internal control monitoring procedures performed by Property Site Managers (PSMs) over the review of initial and recertification documentation for correctness and proper documentation during the eligibility determination process.</li> </ul> <p>12. Finding No. 12: (Community Service)</p> <ul style="list-style-type: none"> <li>• Cause: There appears to be a lack of internal controls and monitoring procedures to ensure that adult family member is in compliance with the community service requirement.</li> </ul> <p>13. Finding No. 13: (File Maintenance and Missing Documentation)</p> <ul style="list-style-type: none"> <li>• Cause: Although the Authority has folder flaps listing all necessary documentation to obtain and maintain, the Authority lacks effective internal controls to monitor and ensure that all eligibility documentation is obtained prior to certification and recertification.</li> </ul> <p>14. Finding No. 14: (Eligibility)</p> <ul style="list-style-type: none"> <li>• Cause: There is a lack of internal control monitoring procedures to ensure that all eligibility determination documentation is obtained and accurately required prior to certification or recertification.</li> </ul> <p>15. Finding No. 15: (Voucher Size)</p> <ul style="list-style-type: none"> <li>• Cause: The Housing Specialist assigned the incorrect voucher size to the family and it was not detected during the recertification process.</li> </ul> <p>16. Finding No. 16: (Annual Inspections)</p> <ul style="list-style-type: none"> <li>• Cause: The Authority lacks effective internal controls to monitor and ensure that Inspection Reports are properly completed and signed by the Housing Inspector, tenant and/or landlord.</li> </ul> <p>GHURA has committed to a Corrective Action Plan to resolve all Findings listed above. Additional information regarding the FY2017 Audit may be reviewed in GHURA's web site at <a href="http://www.ghura.org">www.ghura.org</a>.</p> <p>Management is reviewing the standard operation procedures (SOPs), this will ensure that each member of the staff applies the same process, using the same forms and eliminates the issue of variance within the Public Housing process.</p>
	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.</p> <p><u>Meeting the Statement of Housing Needs and Strategy for Addressing Housing Needs</u>  <i>HUD-Veterans Affairs Supportive Housing Program (VASH)</i></p> <p>In September of 2018 Guam was awarded six additional VASH vouchers. Guam currently receives a total of 56 VASH vouchers. Guam will continue to apply for additional funding to help more of our homeless veterans and their families afford decent, safe, and sanitary housing.</p> <p><i>Mainstream</i></p> <p>In November 2018 Guam was awarded 11 Mainstream Housing Program vouchers. These vouchers will assist non-elderly persons between the ages of 18-61 with disabilities who are; transitioning out of institutional or other segregated settings; at serious risk of institutionalization; homeless; or at risk of becoming homeless.</p>



#### *Non-Elderly Disabled (NED)*

Guam currently has 175 NED and 133 FUP vouchers. The NED vouchers assist very low-income non-elderly disabled families and individuals with permanent housing. The recipients of NED vouchers are non-elderly head of household, co-head or spouse that is disabled.

#### *Family Unification Program (FUP)*

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

#### *Increasing Availability of Affordable Housing (Other Programs)*

Guam increased the availability of decent, safe, and affordable housing through several programs.

Guam's participation in the Low Income Housing Tax Credit program in bolstered the priorities set forth in the 5-Year Consolidated Plan. In November 2017, Ironwood Guam Development broke ground on Villa del Mar, a 50-unit complex that will serve LMI families in central Guam. In September 2018, Guam's Board of Commissioners approved the allocation of \$2.9 million in tax credits to Ironwood Guam Development to complete Phase II of Villa del Mar, which will add 88 multi-family units for eligible tenants. Thus far in the 5-Year ConPlan period, Guam has completed 333 affordable LIHTC rental units. This includes 240 Summer Town units completed in PY2015 and the 93 Summer Town Estates II units completed in PY2016.

Home Investment Partnerships Grant funds are also used to advance the goals of increased number of decent, affordable housing. In the last program year, Guam used HOME funds to construct three (3) homes for low-and-moderate income individuals who have property, but not the resources to build. Guam also reprogrammed \$100,000 in the last program year to begin the work on Phase I Site Preparation and Planning for Public Facility and Affordable Housing Project. The project will address the need for a public service facility in a LMI area and the need for affordable housing. Guam also sought a substantial amendment to reprogram unspent funds from closed or slow-moving HOME projects. The amount of \$920,000 was reprogrammed from the HOME funds to a new project, Rehabilitation for Affordable Housing, which will result in a 14-unit affordable rental housing project for LMI individuals. Both activities address the highest priorities of the ConPlan and Action Plan.

Guam continues to operate Guma Trankilidat, a project-based rental assistance program that has a total of 49 units available for the elderly and adults with disabilities. This program is limited to very-low income whose head of household, spouse, or sole member is elderly or persons with a disability. Additionally, of the 750 Public Housing units, 82 are for the elderly.

#### *Occupancy Levels (HCV/S8, PH, Guma' Trankilidat)*

The following tables are intended to provide a snapshot of GHURA's available units under the HCV, PH and Guma' Trankilidat programs by occupancy level and racial analysis and wait list status as of February 28, 2019:

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

Units	HCV/S8	AMP1	AMP2	AMP3	AMP4	GT
Total	2582	158	163	195	234	49
Available	2556	157	156	186	223	47
Percentage	99%	99%	96%	95%	95%	96%

**Wait List (No. of applicants, by income)**

	Extremely-Low (30% AMI)	Very-Low (50% AMI)	Low (80% AMI)	Above 80% AMI	Total
HCV/S8	1551	113	39	3	1706
AMP1	862	179	88	31	1160
AMP2	346	53	24	9	432
AMP3	201	31	14	4	250
AMP4	179	45	22	2	248
GT	25	1	1	0	27

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

	1	2	3	4	5	6
AMP1	326	425	269	102	38	0
AMP2	59	202	103	45	22	1
AMP3	6	109	104	27	4	0
AMP4	166	40	28	12	2	0



# GHURA

**Guam Housing and Urban Renewal Authority**  
 Aturidat Ginima' Yan Rinueban Siudat Guahan  
 117 Bien Venida Avenue \* Sinajana, GU 96910  
 Tel: (671) 477-9851 \* Fax: (671) 477-7570



## Certification Listing - Tenant Statistic Report

### REPORT TOTALS

Gender Breakdown:		Ethnicity Breakdown:		Family Size Breakdown:	
Female Head of Household	2040	Hispanic	13	Singles	320
Male Head of Household	516	Non-Hispanic	2543	Couples	336
Unknown Gender	0			Families	1900

Race Breakdown:		Bedroom Size Breakdown:		Rent Calculation Breakdown:	
White	30	0 Bedroom	3	Total HAP	\$2,172,720.00
Black	7	1 Bedroom	278	Average HAP	\$850.05
American Indian/Native Alaskan	1	2 Bedroom	664	Total Tenant Rent	\$384,989.00
Asian	255	3 Bedroom	986	Average Tenant Rent	\$150.62
Native Hawaiian/Oth Pacific Island	2336	4 Bedroom	313	Total Annual Income	\$53,839,291.00
Homeless at New Admission	0	5 Bedroom	56	Average Annual Income	\$21,063.89
		6 Bedroom	3		

Head of Household Age Breakdown:		Tenant Rent Breakdown:		Handicapped/Disabled or Elderly Breakdown:	
Age 18 - 24	93	Rent \$0 to \$100	1218	Handicapped	20
Age 25-54	1938	Rent \$101 to \$200	331	Disabled	333
Age 55-74	458	Rent \$201 to \$300	252	Elderly (62+)	296
Age 75+	67	Rent \$301 to \$400	187		

2556 Total Tenants

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**Guam Housing and Urban Renewal Authority  
Public Housing - AMP #1**

**Certification Listing - Tenant Statistic Report**

**REPORT TOTALS**

<b>Gender Breakdown:</b>		<b>Ethnicity Breakdown:</b>		<b>Family Size Breakdown:</b>	
Female Head of Household	125	Hispanic	0	Singles	18
Male Head of Household	32	Non-Hispanic	157	Couples	18
Unknown Gender	0			Families	121

<b>Race Breakdown:</b>		<b>Bedroom Size Breakdown:</b>		<b>Rent Calculation Breakdown:</b>	
White	3	0 Bedroom	0	Total HAP	\$0.00
Black	1	1 Bedroom	14	Average HAP	\$0.00
American Indian/Native Alaskan	0	2 Bedroom	46	Total Tenant Rent	\$13,188.00
Asian	12	3 Bedroom	71	Average Tenant Rent	\$84.00
Native Hawaiian/Oth Pacific Island	147	4 Bedroom	24	Total Annual Income	\$3,188,323.00
		5 Bedroom	2	Average Annual Income	\$20,307.79
		6 Bedroom	0		

<b>Head of Household Age Breakdown:</b>		<b>Tenant Rent Breakdown:</b>		<b>Handicapped/Disabled or Elderly Breakdown:</b>	
Age 18 - 24	4	Rent \$0 to \$100	20	Handicapped	2
Age 25-54	123	Rent \$101 to \$200	19	Disabled	14
Age 55-74	26	Rent \$201 to \$300	12	Elderly (62+)	16
Age 75+	4	Rent \$301 to \$400	8		

**157 Total Tenants**

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# GHURA

Guam Housing and Urban Renewal Authority  
Aturidat Ginima' Yan Rinueban Siudad Guahan

117 Bien Venida Avenue, Sinajana, GU 96910

Phone: (671) 477-9851 · Fax: (671) 300-7565 · TTY: (671) 472-3701

SouthEast Site Base #10 J.C. Rojas Circle, Yona, Guam 96915  
Tel: (671) 477-9851 \* AMP #2 (671) 789-9062 Fax: (671) 789-9063



## Certification Listing - Tenant Statistic Report

### REPORT TOTALS

Gender Breakdown:		Ethnicity Breakdown:		Family Size Breakdown:	
Female Head of Household	124	Hispanic	0	Singles	10
Male Head of Household	32	Non-Hispanic	156	Couples	9
Unknown Gender	0			Families	137

Race Breakdown:		Bedroom Size Breakdown:		Rent Calculation Breakdown:	
White	1	0 Bedroom	0	Total HAP	\$0.00
Black	0	1 Bedroom	8	Average HAP	\$0.00
American Indian/Native Alaskan	0	2 Bedroom	35	Total Tenant Rent	\$13,495.00
Asian	11	3 Bedroom	78	Average Tenant Rent	\$86.51
Native Hawaiian/Oth Pacific Island	151	4 Bedroom	25	Total Annual Income	\$3,436,159.00
		5 Bedroom	9	Average Annual Income	\$22,026.66
		6 Bedroom	1		

Head of Household Age Breakdown:		Tenant Rent Breakdown:		Handicapped/Disabled or Elderly Breakdown:	
Age 18 - 24	7	Rent \$0 to \$100	26	Handicapped	3
Age 25-54	134	Rent \$101 to \$200	24	Disabled	19
Age 55-74	14	Rent \$201 to \$300	22	Elderly (62+)	9
Age 75+	1	Rent \$301 to \$400	10		

156 Total Tenants

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# GHURA

Guam Housing and Urban Renewal Authority  
Aturidat Ginima' Yan Rinueban Siudat Guahan

117 Bien Venida Avenue, Sinajana, GU 96910  
Phone: (671) 477-9851 Fax: (671) 300-7565 TTY: (671) 472-3701

AMP #3 Southwest Site Base, Agat Pagachao Drive  
Tel: (671) 475-1362 \* (671) 565-9854 Fax: (671) 565-5515



EQUAL HOUSING  
OPPORTUNITY

## Certification Listing - Tenant Statistic Report

### REPORT TOTALS

#### Gender Breakdown:

Female Head of Household	138
Male Head of Household	48
Unknown Gender	0

#### Ethnicity Breakdown:

Hispanic	0
Non-Hispanic	186

#### Family Size Breakdown:

Singles	31
Couples	24
Families	131

#### Race Breakdown:

White	4
Black	0
American Indian/Native Alaskan	0
Asian	23
Native Hawaiian/Other Pacific Island	169

#### Bedroom Size Breakdown:

0 Bedroom	0
1 Bedroom	39
2 Bedroom	39
3 Bedroom	47
4 Bedroom	28
5 Bedroom	33
6 Bedroom	0

#### Rent Calculation Breakdown:

Total HAP	\$0.00
Average HAP	\$0.00
Total Tenant Rent	\$11,790.00
Average Tenant Rent	\$63.39
Total Annual Income	\$3,591,975.00
Average Annual Income	\$19,311.69

#### Head of Household Age Breakdown:

Age 18 - 24	11
Age 25-54	124
Age 55-74	45
Age 75+	6

#### Tenant Rent Breakdown:

Rent \$0 to \$100	39
Rent \$101 to \$200	21
Rent \$201 to \$300	22
Rent \$301 to \$400	11

#### Handicapped/Disabled or Elderly Breakdown:

Handicapped	4
Disabled	29
Elderly (62+)	31

186 Total Tenants

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# GHURA

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



**AMP #4 Northern Site Base #27 Doni Lane Toto Gardens**  
**Tel: (671) 477-9851 \* AMP #4: (671) 475-1326 \* Fax: (671) 477-1841**

## Certification Listing - Tenant Statistic Report

### REPORT TOTALS

Gender Breakdown:		Ethnicity Breakdown:		Family Size Breakdown:	
Female Head of Household	162	Hispanic	2	Singles	30
Male Head of Household	61	Non-Hispanic	221	Couples	18
Unknown Gender	0			Families	175

Race Breakdown:		Bedroom Size Breakdown:		Rent Calculation Breakdown:	
White	4	0 Bedroom	0	Total HAP	\$2,623.00
Black	1	1 Bedroom	37	Average HAP	\$11.76
American Indian/Native Alaskan	1	2 Bedroom	22	Total Tenant Rent	\$31,192.00
Asian	48	3 Bedroom	95	Average Tenant Rent	\$139.87
Native Hawaiian/Oth Pacific Island	184	4 Bedroom	51	Total Annual Income	\$4,895,711.00
		5 Bedroom	18	Average Annual Income	\$21,953.86
		6 Bedroom	0		

Head of Household Age Breakdown:		Tenant Rent Breakdown:		Handicapped/Disabled or Elderly Breakdown:	
Age 18 - 24	1	Rent \$0 to \$100	31	Handicapped	1
Age 25-54	163	Rent \$101 to \$200	49	Disabled	21
Age 55-74	43	Rent \$201 to \$300	31	Elderly (62+)	37
Age 75+	16	Rent \$301 to \$400	24		

**223 Total Tenants**

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**Guam Housing and Urban Renewal Authority  
Guma Trankilidat**

**Certification Listing - Tenant Statistic Report  
(Guma Trankilidat)**

**REPORT TOTALS**

<b>Gender Breakdown:</b>	<b>Ethnicity Breakdown:</b>	<b>Family Size Breakdown:</b>
Female Head of Household 37	Hispanic 0	Singles 43
Male Head of Household 10	Non-Hispanic 47	Couples 4
Unknown Gender 0		Families 0

<b>Race Breakdown:</b>	<b>Bedroom Size Breakdown:</b>	<b>Rent Calculation Breakdown:</b>
White 3	0 Bedroom 0	Total HAP \$0.00
Black 0	1 Bedroom 47	Average HAP \$0.00
American Indian/Native Alaskan 0	2 Bedroom 0	Total Tenant Rent \$8,929.00
Asian 33	3 Bedroom 0	Average Tenant Rent \$189.98
Native Hawaiian/Oth Pacific Island 11	4 Bedroom 0	Total Annual Income \$489,778.00
	5 Bedroom 0	Average Annual Income \$10,420.81
	6 Bedroom 0	

<b>Head of Household Age Breakdown:</b>	<b>Tenant Rent Breakdown:</b>	<b>Handicapped/Disabled or Elderly Breakdown:</b>
Age 18 - 24 0	Rent \$0 to \$100 17	Handicapped 1
Age 25-54 2	Rent \$101 to \$200 16	Disabled 17
Age 55-74 22	Rent \$201 to \$300 6	Elderly (62+) 43
Age 75+ 23	Rent \$301 to \$400 4	

**47 Total Tenants**

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## Improve Community Quality of Life and Economic Vitality

### Public Housing Assessment System (PHAS)

In 2017 the AMP2 public housing development scored high enough in their Real Estate Assessment Center (REAC) score to waive the requirement of an annual REAC inspection, the next inspection is scheduled for 2019. A REAC inspection was conducted in July 2018 on AMPs 1, 3 and 4, with the hard work of the staff and the assistance from AMP2 staff they were all able to increase their score earning them a waiver from an inspection in 2019, the next inspection scheduled for 2020. The overall PHAS score is 85.

### Safety

GHURA continues to work with the Guam Police Department (GPD), the village Mayor's Office and the public housing residents to increase participants of the Neighborhood Watch Program (NWP) at each Site. The Mayor of the Mongmong, Toto and Maite district has an active group involved with the NWP, they maintain a watchful presence of the Mongmong and Toto public housing sites. The Agat Mayor's Office passed out flyers to the public housing residents of Agat, AMP3 to solicit their involvement. AMP4 staff are working with the Dededo Mayor's Office to establish an NWP for the Dededo public housing site.

Other partnerships with GPD include community outreach programs to educate public housing tenants on repeated concerns brought up at the patrol level or within neighborhood watch programs at the different sites to include: Loitering at public bus stop; Curfew violations; underage drinking and smoking by minors.

## Promote Self-sufficiency and Asset Development of Families and Individuals

### Meeting Family Self Sufficiency Goals

The Family Self-Sufficiency (FSS) Program successfully graduated two (2) participating families during calendar year 2018. Both families graduated with escrow earnings.

One family, through hard work and determination, achieved their final goal of "*Homeownership*". The family opted to purchase a refurbished home through GHURA's HOME Program. In this case, the HOME Program took an existing home, completely renovating it. Pleased with the results of the renovation and the location of the home, the family subsequently purchased it. In August, the family officially turned the key for the very first time as genuine homeowners.

After having been out of the job arena for an extended amount of time, the second family achieved a final goal of "*Full Time Employment*". The family participated in numerous job fairs, career fairs, and budgeting workshops throughout their period of participation. They were unwavering in their resolve toward gainful employment, and to fulfill all other activities outlined in their Individual Training and Service Plan (ITSP).

At December's end, FSS Program Coordinators supported a total of 123 program participants/families. 97 families fall under the Housing Choice Voucher (HCV) Program with the remaining 26 from Public Housing Program. Public Housing participants are divided into four Asset Management Project (AMP) sites, and are broken down as follows:

- AMP 1 = 9 Participants
- AMP 2 = 9 Participants
- AMP 3 = 0 Participants
- AMP 4 = 8 Participants

Through their continued collaborative efforts with Program Coordinating Committee (PCC) partners, FSS Program Coordinators organized numerous seminars/workshops which provided the groundwork for all FSS participants to hone their budgeting skills. These partnerships provided important courses such as Pathways to Homeownership for First-Time Homebuyers, Homeownership Counseling, Homebuyers Education Course, Loan Affordability Analysis, ABC's of Credit Repair, in addition to several other Basic Budgeting and Credit workshops. FSS Program Coordinators work diligently to ensure that participants stay motivated

to thrive, and achieve their goals. In addition, Coordinators continue to seek out effective, alternative training programs, workshops and seminars, as well as additional resources within the community which will enhance and cultivate the FSS program. Outreach clinics have proven very effective in bringing awareness to the FSS program, hence, inciting interest and an enthusiasm to participate. GHURA remains committed to supporting the delivery of a wide variety of information, assistance, and opportunity to all participating FSS families, continuously exploring the feasibility of expanding the services it provides.

In this vein, the agency has established itself as a HUD-approved housing counseling agency. As such, it intends to expand its FSS services to include providing these approved services to its participants in an effort to educate, improve financial literacy, expand homeownership opportunities, and improve access to affordable housing.

Thirty-Eight (38) families (approximately 31% of the total participants) have identified their long-term goal as that of becoming homeowners. It is GHURA's intent to continue expanding services to FSS families in support of self-sufficiency, and to motivate FSS participants toward self-sufficiency and financial independence. Almost one-half of participants were earning escrow credits at years' end.

Other notable homeownership programs offered by GHURA, in concert with its community partners, are the GHURA Renewable Affordable Homes Program, Micronesia Community Development Corporation (self-help), and Habitat for Humanity. Each of these community partners provide additional opportunities for FSS participants to become homeowners. GHURA continues to encourage its Public Housing residents to perform the required community service hours, and remain compliant with their lease agreements.

### *Section 3*

GHURA continues to educate the contractors on the Section 3 regulations and to mandate the compliance of these regulations with each new construction contract. During the fiscal year 2018 GHURA has reported four new hires that are Section 3 Residents. The FSS staff has attended Section 3 training, with further understanding of the program they are working with the A/E Division. They have successfully linked a Section 3 Resident with a contractor contracted for work on a Community Development Block Grant (CDBG) project and they continue to work together on compliance.

GHURA's FSS coordinator is working on conducting outreach clinics to encourage public housing clients to be involved in the Section 3 program. The FSS coordinator will assist the A/E Division by compiling a list of eligible individuals and hopes to obtain resumes that will later assist our compliance officer in selecting participants who may be offered employment whether it be construction, administrative, or clerical work.

### *Homeownership Counseling*

GHURA launched the Housing Counseling program in May 2018. The pilot program aims to assist clients in the Home Investment Partnerships Grant program, the Family Self Sufficiency program, and residents of Section 8 and public housing. The program covers a myriad of counseling topics, including Pre-Purchase, Post-Purchase counseling; budgeting; homeownership and tenancy; fair housing; avoidance of mortgage default and eviction. To date, the program has enrolled 6 families. The service is free of charge.

### *Outreach Program*

GHURA has partnered with the Department of Education's Early Intervention System (GEIS) and Early Childhood Special Education Programs, the Department of Public Health and Social Services' Karinu, the Mayor's Council of Guam, and the University of Guam Center for Excellence in Developmental Disabilities Education, Research, and Services (Guam CEDDERS) Learn the Signs, Act Early Project in bringing the "Village Play Time" to the community and sites. "Village Play Time" is an innovative travelling playgroup and a new initiative to support children birth to five years of age and their parents to actively engage in learning opportunities to enrich their child's overall development. The Village Play Time events began in January and will be held through the month of March in the villages of Agana Heights, Mongmong-Toto-Maite, and Piti: four of which were inclusive for AMP's 1 & 4. The next

sessions will be targeted for AMP's 2 & 3. At each session, children are engaged in story time and interactive play alongside their parents and other young children. The goal is to provide ideas and activities that parents can do to support their child's developmental milestones and to monitor how their child learns, plays, acts and moves. Each parent that attends that the event is provided with Learn The Signs. Act Early resources and a story book.

Prior to the "Village Play Time", housing staff received a 2-hour training by CEDDERS on "Learn the Signs. Act Early." Housing staff from AMP's 1 & 4 completed this training on December 4, 2018. AMP's 2 & 3 will be scheduled once the Village Play Time is scheduled within their community/sites.

Manelu (formerly Big Brother Big Sisters of Guam) is a local non-profit organization whose mission is to provide education and empowerment to children and families through mentoring. Although Manelu has been providing outreach activities for AMP's 2, 3 & 4, they only began servicing AMP 1 in September 2018 due to limitations in volunteers. Since that time, activities have increased with scheduled historic hikes, gardening, photography and spoken words workshop, Ti Leaf weaving classes and others which will continue throughout the year. An upcoming project will be to paint a mural at the bus stop located within Toto Gardens. There is a request to also paint murals on the fire hydrants to spruce up the development.

Victory Chapel also provides outreach programs for the residents at both Toto and Dededo. These programs relate to ensuring a smoke-free, non-alcohol environment.

#### Violence Against Women Act (VAWA)

The Violence Against Women Act (VAWA) in the Administrative Plan has been revised to include:

- New definitions.
- "Sexual assault" as a crime covered VAWA.
- The establishment of new requirements for notification.
- Establishing requirements for an emergency transfer plan.
- Revises requirements for documenting occurrence of domestic violence, dating violence, sexual assault and stalking.
- Revises regulations from the 2005 reauthorization of VAWA to broadly state that VAWA protections apply to all tenants, applicants, and not only those determined to be victims of domestic violence, dating violence, sexual assault, or stalking shall receive statutorily required notification of their VAWA rights.
- Clarifies that PHA may establish a preference for victims of dating violence, sexual assault, or stalking in addition to domestic violence.
- Establishes new requirements under PBV for family's right to move as a result of a family, or a member of the family, being or having been victim of domestic violence, dating violence, sexual assault or stalking.

VAWA provision in the Admissions to and Continued Occupancy Policy (ACOP) was previously revised, no new revisions are implemented at this time. However, GHURA continues to review the ACOP for necessary changes and updates.

#### Other

- **Utility Allowance (UA).** On October 3, 2017 a utility allowance schedule review was completed by a contracted consultant. The review resulted in a significant decrease in the allowed UA, GHURA reduced the UA accordingly effective December 1, 2017. Accommodation for residents who own electrical washing machines and medical equipment were included in the review.
- **Capital Fund Program.** Open CFP grants HUD 50075.1 are included for review (Exhibit D).
- **Challenged Elements.** There have not been any Challenged Elements of the Annual PHA Plan brought to the Authority's attention. The Fiscal Year Beginning October 1, 2019 5-Year PHA Plan and Annual



	Plan for the Public Housing and Section 8 Programs and the Capital Fund Program Five Year Annual Plan was advertised for public comment for the period from March 15, 2019 through May 1, 2019 and a Public Hearing was held on May 1, 2019. (Exhibit E)
<b>B.6</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y   N  <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(c) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>See Exhibit F</p>
<b>B.7</b>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> <p>See Attached</p>
<b>B.8</b>	<p><b>Troubled PHA.</b></p> <p>(a) Does the PHA have any current Memorandum of Agreement, Performance Improvement Plan, or Recovery Plan in place?</p> <p>Y   N   N/A  <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<b>C.</b>	<b>Statement of Capital Improvements.</b> Required for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).
<b>C.1</b>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p> <p>Five Year Action for Fiscal Year Beginning October 1, 2018 (HUD Form 50075.2) has been entered into the EPIC on-line data system and approved by HUD electronically in EPIC.</p> <p>CFP Five Year Action Plan (Form HUD50075.2) covering the period of 2019 – 2023 has been entered into EPIC and will be submitted for approval.</p>



# Capital Fund Program Five Year Action Plan

HUD-50075.2

Capital Fund Program - Five-Year Action Plan

Part I: Summary						
PHA Name : Guam Housing & Urban Renewal Authority		Locality (City/County & State)				
PHA Number: GQ001		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revised 5-Year Plan (Revision No: )				
A.	Development Number and Name	Work Statement for Year 1 2019	Work Statement for Year 2 2020	Work Statement for Year 3 2021	Work Statement for Year 4 2022	Work Statement for Year 5 2023
	AUTHORITY-WIDE	\$449,436.00	\$444,436.00	\$414,436.00	\$384,436.00	\$451,936.00
	GHURA 250 (GQ0010000001)	\$386,016.00	\$564,296.00	\$249,000.00	\$359,296.00	\$735,370.00
	GHURA 100 (GQ0010000002)	\$492,200.00	\$203,000.00	\$677,870.00	\$219,000.00	\$374,000.00
	GHURA 250 (GQ0010000004)	\$628,450.00	\$657,870.00	\$362,000.00	\$512,000.00	\$482,296.00
	GHURA 99 (GQ0010000003)	\$290,500.00	\$377,000.00	\$543,296.00	\$771,870.00	\$203,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		I 2019		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$449,436.00
ID0001	Administrative Costs/Administration (1410)-Salaries, Administration (1410)-Sundry)	Planning, implementation and monitoring activities to include supplies in support of these activities.		\$224,660.00
ID0002	Audit/Contract Administration (1480)-Audit)	Audit costs		\$1,000.00
ID0003	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	A/E staff salaries and benefits, sundry		\$150,000.00
ID0004	Advertisement(Contract Administration (1480)-Other Fees and Costs)	Advertisement for CFP related public comment requirements, projects requiring advertisements such as invitation for bid and request for qualifications.		\$7,776.00
ID0005	Legal Services(Contract Administration (1480)-Other Fees and Costs)	Provide legal services and consultation on issues pertaining to the CFP program, such as review for purchase order work, construction and contractual services		\$1,000.00
ID0102	Management Improvements(Management Improvement (1408)-Staff Training)	Training		\$35,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 1		2019		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0134	Operations(Operations (1406))	Operations		\$30,000.00
	GHURA 250 (GQ001000001)			\$386,016.00
ID0008	Unit Modernization at AH, Mong, Sin (250) & Asan (G26)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Complete unit modernization of 7 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$203,000.00
ID0026	Installation of Shut-Off Valve at PHA Side at Agana Heights, Mongmong, Sinajana (G250), Asan (G26)(Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Install new shut off valve at the water lateral on the PHA property side at 158 units at AMP1.		\$47,400.00
ID0140	Abate/Mitigate Lead Based Paint(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Abate/Mitigate Lead Based Paint at AMP1		\$135,616.00
	GHURA 100 (GQ001000002)			\$492,200.00



Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		1	2019	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
ID0009	Unit Modernization at Yona (G100), Talofoto (G28 & G82), Inarajan (G83)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Landings and Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Windows,Dwelling Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Counters and Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Sinks and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Complete unit modernization of 7 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$203,000.00
ID0014	Remove and Replace Exterior and Screen Door at Yona (G100), Talofoto (G28 & 82), Inarajan (G83)(Dwelling Unit-Exterior (1480)-Exterior Doors)	Completely remove and replace exterior door and jamb at 40 units at AMP2. Scope of work will include remove and replace screen door and/or repair screen door fabric to stainless steel perforated panels and replace latch.		\$200,000.00
ID0044	Installation of Shut-Off Valve at PHA Side at Yona (G100), Talofoto (G28, G82), Inarajan (G83)(Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Install new shut off valve at the water lateral on the PHA property side at 164 units at AMP2.		\$49,200.00
ID0098	Installation of New Site Lighting at AMP2(Dwelling Unit-Site Work (1480)-Lighting)	Provide new Site Lighting at various locations, new lighting fixtures will be energy efficient LED, roof mounted with various roof top with stainless steel metal brackets, existing street light to be rewired and connect existing electrical panel at common area (laundry)		\$20,000.00
ID0141	Abate/Mitigate Lead Based Paint(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine)) GHURA 250 (GQ001000004)	Abate/Mitigate Lead Based Paint at AMP2		\$20,000.00
				\$628,450.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2019		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0010	Unit Modernization at Dededo (G35/G48/G82), Toto (G250)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Complete unit modernization of 9 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$261,000.00
ID0027	Installation of Shut-Off Valve at PHA Side at Toto (G250), Dededo (G35, G48, G82)(Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Install new shut off valve at the water lateral on the PHA property side at 234 units at AMP4.		\$70,200.00
ID0100	Relocate Existing Water Heater from Interior to Exterior at AMP4(Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Plumbing)	Relocate existing water heater at 35 units at AMP 4 at interior of building to be relocated to building rear storage area. New work electrical safety switch, surface mounted CW & HW waterlines, new water heater concrete base 3 inches high and shut off valves and other work items associated with construction activities.		\$87,500.00
ID0101	Remove and Replace Interior Hollow Core Doors to Solid Core(Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Remove and replace hollow core wood doors at 117 units at AMP4 and replace with new solid core wood doors, new doors to include new privacy lockset and hinges (existing interior door jamb if found damaged to be replaced in-kind).		\$204,750.00
ID0142	Copy of Abate/Mitigate Lead Based Paint(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Siding,Dwelling Unit-Exterior (1480)-Soffits,Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc)	Abate/Mitigate Lead Based Paint at AMP4		\$5,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2019		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GHURA 99 (GQ001000003)			\$290,500.00
ID0011	Unit Modernization at Agat (G99 & G82), Merizo (G82 & G83), & Umatac (G83)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers) Installation of Shut-Off Valve at PHA Side at Agat (G99, G82), Merizo (G82, G83), Unatac (G83)(Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Complete unit modernization of 8 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$232,000.00
ID0043		Install new shut off valve at the water lateral on the PHA property side at 195 units at AMP3.		\$58,500.00
	Subtotal of Estimated Cost			\$2,246,602.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2020	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$444,436.00
ID0031	Operations(Operations (1406))	Operations		\$50,000.00
ID0032	Administrative Costs(Administration (1410)-Sundry,Administration (1410)-Salaries)	Planning, implementation and monitoring activities to include supplies in support of these activities.		\$224,660.00
ID0033	Audit(Contract Administration (1480)-Audit)	Audit costs		\$1,000.00
ID0034	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	A/E staff salaries and benefits, sundry		\$150,000.00
ID0035	Advertisement(Contract Administration (1480)-Other Fees and Costs)	Advertisement for CFP related public comment requirements, projects requiring advertisements such as invitation for bid and request for qualifications.		\$7,776.00
ID0036	Legal Services(Contract Administration (1480)-Other Fees and Costs)	Provide legal services and consultation on issues pertaining to the CFP program, such as review for purchase order work, construction and contractual services		\$1,000.00



Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2020	
Identifier	Development Number/Name	General Description of Major Work Categories		
ID0037	Management Improvements(Management Improvement (1408)-Staff Training)	Training		
	GHURA 250 (GQ001000001)			
ID0039	Unit Modernization at AH, Mong, Sin (250) & Asan (G26)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Complete unit modernization of 6 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		
ID0086	Kitchen Renovation(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)	Kitchen modernize of 20 units at the AMP1 site. Existing base cabinet, wall hung, and counter to be demolished and replaced with new, new to match existing in-kind. New work to include kitchen sink, ceramic tiles, angle valves with supply hoses, and other work items associated with construction activities.		
ID0104	Electrical Up-grade(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	5 units at GHURA 250 AMP1 - Existing electrical panel to be removed and replaced with new, new electrical panel shall be 125 amp. New work to include additional air condition outlets & circuits (3-120V/20amp & 1-220/30amp), all raceway to be surface mounted. Field verify existing wiring system throughout building and comply with latest Electrical Code.		
ID0106	Removal of Concrete Counter, Replace with Utility Sink(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations)	Replace at 20 units existing exterior counter with utility tub damaged to be demolished and replaced with new, new to layout to match existing in-kind. New work to include utility tub, angle valves with supply hoses, and other work items associated with construction activities.		

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2020		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0143	Install Fencing at AMP1 Perimeter Property Line(Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Signage)	New Fence shall be 6ft. high, 3in. diameter line post, 1-1/2in diameter top rail and bottom stainless steel tension wire 9ga. and chain-link mesh, aligned with property line. Work to include 2 - 4ft. wide personal gates with latch provision (gate at various locations for maintenance propose).		\$123,296.00
	GHURA 100 (GQ001000002)			\$203,000.00
ID0040	Unit Modernization at Yona (G100), Talofafo (G28 & G82), Inarajan (G83)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Complete unit modernization of 7 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$203,000.00
	GHURA 99 (GQ001000003)			\$377,000.00
ID0041	Unit Modernization at Agat (G99 & G82), Merizo (G82 & G83), & Umatac (G83)(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen	Complete unit modernization of 8 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$232,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2020		
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)			
ID0103	Complete Interior and Exterior Sewer and Water Line Replacement(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Sewer Lines -Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Sewer/Water Line Replacement of 5 units at AMP3. Existing waste (cast iron) line int. and ext. completely removed/disposed, vent lines to remain. New waste line PVC (size and layout to match existing), connect to existing vents. Work to include floor slab demo, restoration, replacement of floor & ceramic tiles, ground clean-out and conc. collar, water closet bowl wax and anchor, other work items associated with construction activities. Existing water line (galvanized) int. and ext. completely removed/disposed. Provide new copper water lines, to include all faucets, shower and angle valves with supply hoses, bldg main shut off valves and other work items associated with construction activities.		\$45,000.00
ID0136	Install Fencing at AMP3 Perimeter Property Line(Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Signage)	New Fence shall be 6ft. high, 3in. diameter line post, 1-1/2in diameter top rail and bottom stainless steel tension wire 9ga. and chain-link mesh, aligned with property line. Work to include 2 - 4ft. wide personal gates with latch provision (gate at various locations for maintenance propose).		\$100,000.00
	GHURA 250 (GQ0010000004)			\$657,870.00
ID0042	Unit Modernization at Dededo (G35/G48/G82), Toto (G250)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Complete unit modernization of 9 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$261,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2	2020	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
ID0080	Kitchen Renovation(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical)	Kitchen modernization of 20 units at the AMP4 site. Existing base cabinet, wall hung, and counter to be demolished and replaced with new, new to match existing in-kind. New work to include kitchen sink, ceramic tiles, angle valves with supply hoses, and other work items associated with construction activities.		\$150,000.00
ID0105	Remove and Replace Existing Fencing at AMP4 Perimeter Property Line(Dwelling Unit-Site Work (1480)-Fencing,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Lighting,Dwelling Unit-Site Work (1480)-Signage)	Existing perimeter to be removed, disposed and replaced with new. New Fence shall be 6ft. high consisted with 2-layers 8in. thick CMU reinforced low wall with footing continuous (bottom of fence). 3in. diameter line post, 1-1/2in diameter top rail and bottom stainless steel tension wire 9ga. and chain-link mesh, aligned with property line. Work to include 3 - 4ft. wide personal gates with latch provision (gate at various locations for maintenance propose).		\$246,870.00
	Subtotal of Estimated Cost			\$2,246,602.00



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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2021	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$414,436.00
ID0048	Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	Planning, implementation and monitoring activities to include supplies in support of these activities.		\$224,660.00
ID0049	Audit(Contract Administration (1480)-Audit)	Audit costs		\$1,000.00
ID0050	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	A/E staff salaries and benefits, sundry		\$150,000.00
ID0051	Advertisement(Contract Administration (1480)-Other Fees and Costs)	Advertisement for CFP related public comment requirements, projects requiring advertisements such as invitation for bid and request for qualifications.		\$7,776.00
ID0058	Management Improvement(Management Improvement (1408)-System Improvements)	Management Improvement (Systems Improvement) - Up-grade mainframe hardware and software.		\$30,000.00
ID0114	Legal Services(Contract Administration (1480)-Other Fees and Costs)	Provide legal services and consultation on issues pertaining to the CFP program, such as review for purchase order work, construction and contractual services		\$1,000.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2021	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	GHURA 250 (GQ001000001)			\$249,000.00
ID0054	Unit Modernization at AH, Mong, Sin (250) & Asan (G26)(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Complete unit modernization of 6 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$174,000.00
ID0083	Complete Interior and Exterior Sewer and Water Line/Main Replacement(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Sewer Lines -Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Sewer/Water Line Replacement of 5 units at AMP1. Existing waste (cast iron) line int. and ext. completely removed/disposed, vent lines to remain. New waste line PVC (size and layout to match existing), connect to existing vents. Work to include floor slab demo, restoration, replacement of floor & ceramic tiles, ground clean-out and conc. collar, water closet bowl wax and anchor, other work items associated with construction activities. Existing water line (galvanized) int. and ext. completely removed/disposed. Provide new copper water lines, to include all faucets, shower and angle valves with supply hoses, bldg main shut off valves and other work items associated with construction activities.		\$45,000.00
ID0110	Separate Kitchen & Laundry Drains at Duplex and Fourplex Units(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Plumbing)	At 20 units at AMP1, provide new surface mounted wasteline drain for laundry, utility and kitchen sink. Existing wasteline to remain and use for vent thru roof (VTR), new surface mounted wasteline shall be 2" PVC pipe with clean out inside base cabinet. Connect new 2" dia. Wasteline to existing 4" main, concrete encase joint connecting point. GHURA site inspection required prior to pipe joint concrete placement.		\$30,000.00
	GHURA 100 (GQ001000002)			\$677,870.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0055	Unit Modernization at Yona (G100), Talofoto (G28 & G82), Inarajan (G83)(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclcat),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Complete unit modernization of 6 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$174,000.00
ID0059	Kitchen Renovation,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing	Kitchen modernization of 40 units at the AMP2 site. Existing base cabinet, wall hung, and counter to be demolished and replaced with new, new to match existing in-kind. New work to include kitchen sink, ceramic tiles, angle valves with supply hoses, and other work items associated with construction activities.		\$200,000.00
ID0107	Remove and Replace Interior Hollow Core Doors to Solid Core(Dwelling Unit-Interior (1480)-Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Remove and replace hollow core wood doors at 80 units at AMP2. and replace with new solid core wood doors, new doors to include new privacy lockset and hinges (existing interior door jamb if found damaged to be replaced in-kind).		\$140,000.00
ID0109	Electrical Up-grade(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	5 units at GHURA 83 AMP2 - Existing electrical panel exterior of unit to be relocated to interior of building, new work to include additional air condition outlets & circuits (3-120V/20amp & 1-220/30amp) II raceway to be surface mounted. Field verify existing wiring system throughout building and comply with latest Electrical Code		\$100,000.00
ID0112	Existing balcony railing to be replaced with new at GHURA 83(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Landings and Railings)	Remove and replace railings at 12 units at AMP2. Existing railing at all balconies to be removed and replaced with new. New balcony railings shall consist with 1-1/4in diameter pipe (Schedule 40) top and bottom rail continuous and 3/4in diameter intermediate rail at 4in on center. All pipe joints shall be full weld all around, clean, grind & smooth all weld surfaces, primer paint all railing surfaces and welding joints, final painting required.		\$63,870.00
	GHURA 99 (GQ001000003)			\$543,296.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		2021		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0056	Unit Modernization at Agat (G99 & G82), Merizo (G82 & G83), & Umatac (G83)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Complete unit modernization of 7 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$203,000.00
ID0108	Remove and Replace Exterior and Screen Door at Agat (G99 & G82), Merizo (G82 & G83), Umatac (G83)(Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	Completely remove and replace exterior door and jamb at 56 units at AMP3. Scope of work will include remove and replace screen door and/or repair screen door fabric to stainless steel perforated panels and replace latch.		\$280,000.00
ID0113	Existing balcony railings to be replaced with new at AMP3(Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-etc,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Landings and Railings)	Remove and replace railings at 12 units at AMP3. Existing railing at all balconies to be removed and replaced with new. New balcony railings shall consist with 1-1/4in diameter pipe (Schedule 40) top and bottom rail continuous and 3/4in diameter intermediate rail at 4in on center. All pipe joints shall be full weld all around, clean, grind & smooth all weld surfaces, primer paint all railing surfaces and welding joints, final painting required.		\$60,296.00
	GHURA 250 (GQ0010000004)			\$362,000.00
ID0057	Unit Modernization at Dedado (G35/G48/82), Toto (G250)(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets and Faucets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Kitchen Stairwells and Railings)	Complete unit modernization of 8 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$232,000.00



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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		3	2021	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	(1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)			
ID0111	Separate Kitchen & Laundry Drains at Duplex and Fourplex Units(Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Plumbing)	At 20 units at AMP4, provide new surface mounted wasteline drain for laundry, utility and kitchen sink. Existing wasteline to remain and use for vent thru roof (VTR), new surface mounted wasteline shall be 2" PVC pipe with clean out inside base cabinet. Connect new 2" dia. Wasteline to existing 4" main, concrete encase joint connecting point. GHURA site inspection required prior to pipe joint concrete placement.		\$30,000.00
ID0139	Electrical Up-grade(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	GHURA 250 - 5 units - Existing electrical panel to be removed and replaced with new, new electrical panel shall be 125 amp. New work to include additional air condition outlets & circuits (3-120V/20amp & 1-220/30amp), all raceway to be surface mounted. Field verify existing wiring system throughout building and comply with latest Electrical Code.		\$100,000.00
	Subtotal of Estimated Cost			\$2,246,602.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year 4		2022		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	GHURA 99 (GQ001000003)			\$771,870.00
ID00060	Kitchen Renovation(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing)	Kitchen modernization of 40 units at AMP3. Existing base cabinet, wall hung, and counter to be demolished and replaced with new, new to match existing in-kind. New work to include kitchen sink, ceramic tiles, angle valves with supply hoses, and other work items associated with construction activities.		\$300,000.00
ID00069	Unit Modernization at Agat (G99 & G82), Merizzo (G82 & G83), & Umatac (G83)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Complete unit modernization of 7 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$203,000.00
ID0116	Remove and Replace Interior Hollow Core Doors to Solid Core(Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Remove and replace hollow core wood doors at 97 units at AMP3 and replace with new solid core wood doors, new doors to include new privacy lockset and hinges (existing interior door jamb if found damaged to be replaced in-kind).		\$168,870.00
ID0117	Electrical Up-grade(Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking)	5 units at GHURA 83 - Existing electrical panel exterior of unit to be relocated to interior of building, new work to include additional air condition outlets & circuits (3-120V/20amp & 1-220/30amp) ll raceway to be surface mounted. Field verify existing wiring system throughout building and comply with latest Electrical Code		\$100,000.00
	AUTHORITY-WIDE (NAWASD)			\$384,436.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2022	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
ID0063	Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	Planning, implementation and monitoring activities to include supplies in support of these activities.		\$224,660.00
ID0064	Audit(Contract Administration (1480)-Audit)	Audit costs		\$1,000.00
ID0065	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	A/E staff salaries and benefits, sundry (direct costs)		\$150,000.00
ID0066	Advertisement(Contract Administration (1480)-Other Fees and Costs)	Advertisement for CFP related public comment requirements, projects requiring advertisements such as invitation for bid rand request for qualifications.		\$7,776.00
ID0115	Legal Services(Contract Administration (1480)-Other Fees and Costs)	Provide legal services and consultation on issues pertaining to the CFP program, such as review for purchase order work, construction and contractual services		\$1,000.00
	GHURA 250 (GQ001000001)			\$359,296.00
ID0067	Unit Modernization at AH, Mong, Sin (250) & Asan (G26)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior	Complete unit modernization of 6 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$174,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2022	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
ID0118	Flooring (non cyclical), Dwelling Unit-Interior (1480)-Commodities, Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Flooring (non routine), Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine), Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing, Dwelling Unit-Interior (1480)-Tubs and Showers	Relocate existing water heater at 50 units at AMP 1 at interior of building to be relocated to building rear storage area. New work to include electrical safety switch, surface mounted CW & HW waterlines, new water heater concrete base 3 inches high and shut off valves and other work items associated with construction activities.		\$125,000.00
ID0138	Relocate Existing Water Heater from Interior to Exterior at AMP1 (Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Exterior Doors, Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Interior (1480)-Appliances, Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Flooring (non routine), Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine), Dwelling Unit-Interior (1480)-Plumbing	Provide new Site Lighting at various locations, new lighting fixtures will be energy efficient LED, roof mounted with various roof top with stainless steel metal brackets, existing street light to be rewired and connect existing electrical panel at common area (laundry)		\$60,296.00
	Installation of New Site Lighting at AMP1 (Dwelling Unit-Site Work (1480)-Lighting)			\$219,000.00
ID0068	GHURA 100 (GQ001000002)			
ID0068	Unit Modernization at Yona (G100), Talofoto (G28 & G82), Inarajan (G83) (Dwelling Unit-Exterior (1480)-Building Slab, Dwelling Unit-Exterior (1480)-Columns and Porches, Dwelling Unit-Exterior (1480)-Exterior Doors, Dwelling Unit-Exterior (1480)-Exterior Lighting, Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking, Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape, Dwelling Unit-Exterior (1480)-Foundations, Dwelling Unit-Exterior (1480)-Landings and Railings, Dwelling Unit-Exterior (1480)-Roofs, Dwelling Unit-Exterior (1480)-Windows, Dwelling Unit-Interior (1480)-Appliances, Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks, Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical), Dwelling Unit-Interior (1480)-Commodities, Dwelling Unit-Interior (1480)-Electrical, Dwelling Unit-Interior (1480)-Flooring (non routine), Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine), Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing, Dwelling Unit-Interior (1480)-Tubs and Showers	Complete unit modernization of 6 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$174,000.00



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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2022	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
ID0084	Complete Interior and Exterior Sewer and Water Line/Main Replacement(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	Sewer/Water Line Replacement of 5 units at AMP3. Existing waste (cast iron) line int. and ext. completely removed/disposed, vent lines to remain. New waste line PVC (size and layout to match existing), connect to existing vents. Work to include floor slab demo, restoration, replacement of floor & ceramic tiles, ground clean-out and conc. collar, water closet bowl wax and anchor, other work items associated with construction activities. Existing water line (galvanized) int. and ext. completely removed/disposed. Provide new copper water lines, to include all faucets, shower and angle valves with supply hoses, bldg main shut off valves and other work items associated with construction activities.		\$45,000.00
ID0070	Unit Modernization at Dededo (G35/G48/82), Toto (G250)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Complete unit modernization of 8 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$232,000.00
ID0072	Remove and Replace Exterior and Security Screen Door at Dededo (G35 G48/82), Toto (G250)(Dwelling Unit-Exterior (1480)-Exterior Doors)	Completely remove and replace 47 units exterior door and jamb at AMP4. Scope of work will include remove and replace security screen door or repair screen door fabric to stainless steel perforated panels and replace latch.		\$235,000.00
ID0085	Complete Interior and Exterior Sewer and Water Line/Main Replacement(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine)	Sewer/Water Line Replacement of 5 units at AMP4. Existing waste (cast iron) line int. and ext. completely removed/disposed, vent lines to remain. New waste line PVC (size and layout to match existing), connect to existing vents. Work to include floor slab demo, restoration, replacement of floor & ceramic tiles, ground clean-out and conc. collar, water closet bowl wax and anchor, other work items associated with construction activities. Existing water line (galvanized) int. and		\$45,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		4	2022	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Dwelling Unit-Interior (1480)-Interior Painting (non routine);Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Sewer Lines - Mains,Dwelling Unit-Site Work (1480)-Water Lines/Mains)	ext. completely removed/disposed. Provide new copper water lines, to include all faucets, shower and angle valves with supply hoses, bldg main shut off valves and other work items associated with construction activities.		
Subtotal of Estimated Cost				\$2,246,602.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2023	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$451,936.00
ID0038	Relocation(Contract Administration (1480)-Relocation)	URA compliance		\$17,500.00
ID0053	Operations Costs(Operations (1406))	Operations Costs		\$50,000.00
ID0120	Administrative Costs(Administration (1410)-Salaries, Administration (1410)-Sundry)	Planning, implementation and monitoring activities to include supplies in support of these activities.		\$224,660.00
ID0121	Audit(Contract Administration (1480)-Audit)	Audit costs		\$1,000.00
ID0122	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	A/E staff salaries and benefits, sundry		\$150,000.00
ID0123	Advertisement(Contract Administration (1480)-Other Fees and Costs)	Advertisement for CFP related public comment requirements, projects requiring advertisements such as invitation for bid and request for qualifications.		\$7,776.00

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2023	
Identifier	Development Number/Name	General Description of Major Work Categories		
ID0124	Legal Services(Contract Administration (1480)-Other Fees and Costs)	Provide legal services and consultation on issues pertaining to the CFP program, such as review for purchase order work, construction and contractual services		
	GHURA 250 (GQ001000001)			
ID0071	Remove and Replace Exterior and Security Screen Door at Agana Heights, Mongmong, Sinajana (G250), Asan (G26)(Dwelling Unit-Exterior (1480)-Exterior Doors)	Completely remove and replace 48 units exterior door and jamb at AMP1. Scope will include remove and replace security screen door or repair screen door fabric to stainless steel perforated panels and replace latch.		
ID0125	Unit Modernization at AH, Mong, Sin (250) & Asan (G26)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Complete unit modernization of 6 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		
ID0129	Remove and Replace Interior Hollow Core Doors to Solid Core(Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine))	Remove and replace hollow core wood doors at 91 units at AMP1 and replace with new solid core wood doors, new doors to include new privacy lockset and hinges (existing interior door jamb if found damaged to be replaced in-kind).		
ID0133	Concrete Roof Repair, Thermal & Moisture Protection(Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other)	8 Units at AMP1: Existing concrete roof slab, thoroughly power wash roof surface and other areas to receive new coating, concrete spalls and cracks to be repaired, roof coat all areas and provide new insulation. New insulation work to include metal tracking, fasten to bottom of existing roof slab 1/2 in thick cement board, seal all joints and provide new paint finish. (Note: Other Work Categories		

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Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2023	
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		refers to work on ceiling)		
	GHURA 100 (GQ001000002)			\$374,000.00
ID0126	Unit Modernization at Yona (G100), Talofafo (G28 & G82), Inarajan (G83)(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclcat),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)	Complete unit modernization of 6 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$174,000.00
ID0130	Design & Construct New Reinforced Concrete Shade Structure & Prefabricated Play Structure at AMP2(Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Playground Areas - Equipment,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm	New Reinforced Concrete Shade structure shall consist of free standing columns (6-each) at 12ft. On center, between columns, consist with horizontal precast concrete panels, panel ends with bolted connection supported by columns. Provide new prefabricated play structure ready to be assembled and anchored on reinforced foundation. Design shall be considered insurable.		\$200,000.00
	GHURA 250 (GQ001000004)			\$482,296.00



Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2023	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
ID0127	Unit Modernization at Dededo (G35/G48/G82), Toto (G250)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets,Dwelling Unit-Interior (1480)-Mechanical,Dwelling Unit-Interior (1480)-Other,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers).	Complete unit modernization of 8 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$232,000.00
ID0135	Design & Construct New Metal Frame Structure over Existing Basketball Court at AMP4(Non-Dwelling Construction-New Construction (1480)-New Construction Demolition,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Exterior (1480)-Siding,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Landscape,Non-Dwelling Site Work (1480)-Storm Drainage)	Design and Construct New Steel Frame Covered Structure over existing basketball court, new structure shall be 80ft wide x 120ft length, roof type "GABLE" vertical clearance 28ft. minimum, endwalls and side walls lower half (12.5ft) enclosed with chainlink fabric. Walls upper half all around enclosed with metal wall panels. Design Criteria: International building code (IBC) 2009 edition, Wind Velocity 175mph, Wind Exposure Category C <sub>1</sub> . Seismic forces-per IBC 2009 edition. Work to include demolition of existing fence, light pole with fixtures and other work items within construction limits. New work to include controlled exterior type lightings (energy saver LED type) mounted to new building frame, new electrical system, up-grade existing main panel enclosure, gates 2-10ft. wide sliding gate and 1-5ft. wide personal gate with lock provision, retrofit existing basketball pipe stands, resurface of existing basketball court, and provide new basketball markings.		\$250,296.00
	GHURA 99 (GQ0010000003)			\$203,000.00
ID0128	Unit Modernization at Agat (G99 & G82), Merizo (G82 & G83), & Umatac (G83)(Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Lighting,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Exterior Stairwells - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Interior (1480)-Commodities,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-	Complete unit modernization of 7 units to include kitchen, bathroom, bedroom and living room. Work to include complete interior painting, electrical panel upgrade, replacement of circuit breakers, outlets, switches, and light fixtures, re-piping of water and waste line or flushing of waste line at exterior of building to include new shut-off valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$203,000.00

Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year		5	2023	
Identifier	Development Number/Name	General Description of Major Work Categories		Estimated Cost
	routine), Dwelling Unit-Interior (1480)-Interior Doors, Dwelling Unit-Interior (1480)-Interior Painting (non routine), Dwelling Unit-Interior (1480)-Kitchen Cabinets, Dwelling Unit-Interior (1480)-Kitchen Sinks and Faucets, Dwelling Unit-Interior (1480)-Mechanical, Dwelling Unit-Interior (1480)-Other, Dwelling Unit-Interior (1480)-Plumbing, Dwelling Unit-Interior (1480)-Tubs and Showers			
Subtotal of Estimated Cost				\$2,246,602.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	1	2019
Development Number/Name General Description of Major Work Categories		Estimated Cost
Housing Authority Wide		
Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)		\$224,660.00
Audit(Contract Administration (1480)-Audit)		\$1,000.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)		\$150,000.00
Advertisement(Contract Administration (1480)-Other Fees and Costs)		\$7,776.00
Legal Services(Contract Administration (1480)-Other Fees and Costs)		\$1,000.00
Management Improvements(Management Improvement (1408)-Staff Training)		\$35,000.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2019	
Development Number/Name General Description of Major Work Categories		Estimated Cost
Operations(Operations (1406))		\$30,000.00
Subtotal of Estimated Cost		\$449,436.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2	2020
Development Number/Name General Description of Major Work Categories		Estimated Cost
Housing Authority Wide		
Operations(Operations (1406))		\$50,000.00
Administrative Costs(Administration (1410)-Sundry,Administration (1410)-Salaries)		\$224,660.00
Audit(Contract Administration (1480)-Audit)		\$1,000.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)		\$150,000.00
Advertisement(Contract Administration (1480)-Other Fees and Costs)		\$7,776.00
Legal Services(Contract Administration (1480)-Other Fees and Costs)		\$1,000.00



Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2020	
Development Number/Name General Description of Major Work Categories		Estimated Cost
Management Improvements(Management Improvement (1408)-Staff Training)		\$10,000.00
Subtotal of Estimated Cost		\$444,436.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	3	2021
Development Number/Name General Description of Major Work Categories		Estimated Cost
Housing Authority Wide		
Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)		\$224,660.00
Audit(Contract Administration (1480)-Audit)		\$1,000.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)		\$150,000.00
Advertisement(Contract Administration (1480)-Other Fees and Costs)		\$7,776.00
Management Improvement(Management Improvement (1408)-System Improvements)		\$30,000.00
Legal Services(Contract Administration (1480)-Other Fees and Costs)		\$1,000.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	3	2021
Development Number/Name General Description of Major Work Categories		Estimated Cost
Subtotal of Estimated Cost		\$414,436.00

Capital Fund Program - Five-Year Action Plan

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	Development Number/Name General Description of Major Work Categories	Estimated Cost
4	2022 Housing Authority Wide	
	Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	\$224,660.00
	Audit(Contract Administration (1480)-Audit)	\$1,000.00
	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$150,000.00
	Advertisement(Contract Administration (1480)-Other Fees and Costs)	\$7,776.00
	Legal Services(Contract Administration (1480)-Other Fees and Costs)	\$1,000.00
	Subtotal of Estimated Cost	\$384,436.00

Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
2577-0274  
07/31/2017

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	2023	
Development Number/Name General Description of Major Work Categories		Estimated Cost
Housing Authority Wide		
Relocation(Contract Administration (1480)-Relocation)		\$17,500.00
Operations Costs(Operations (1406))		\$50,000.00
Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)		\$224,660.00
Audit(Contract Administration (1480)-Audit)		\$1,000.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)		\$150,000.00
Advertisement(Contract Administration (1480)-Other Fees and Costs)		\$7,776.00



Capital Fund Program - Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
2577-0274  
07/31/2017

Part III: Supporting Pages - Management Needs Work Statements (s)		
Work Statement for Year	5	2023
Development Number/Name General Description of Major Work Categories		Estimated Cost
Legal Services(Contract Administration (1480)-Other Fees and Costs)		\$1,000.00
Subtotal of Estimated Cost		\$451,936.00

# Exhibits



# GHURA

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

Exhibit A



## DEFINITION OF SUBSTANTIAL AMENDMENT AND SIGNIFICANT AMENDMENT/MODIFICATION 2019 PHA PLAN

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

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

### Significant Amendment/Modification to Capital Fund Program

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

- Any addition or change in the planned or actual use of federal funds for non-emergency work items exceeding 25% of the total grant (items not included in the current CFP Five-Year Action Plan); and
- Any change with regard to demolition or disposition, designation, homeownership programs, Rental Assistance Demonstration (RAD) conversion, Capital Fund Financing Program (CFFP), development or mixed financed proposal or conversion activities.

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

Version 5 /2019

SUMMARY OF PROPOSED AND/OR REVISED ADMINISTRATIVE PLAN POLICIES			
Policy	Proposed/Revision	Mandatory or Discretionary Policy	Chapter and Page
Verification of Social Security Numbers	The provision applies to program applicants. Applicants shall have one additional 90-day period during which the family may become a program participant, even if the family lacks the documentation necessary to verify social security of a family member under the age of 6 years. An extension of one additional 90-day period must be granted if the PHA determines that in its discretion, the applicant's failure to comply was due to circumstances that could not reasonably have been foreseen and were outside the control of the applicant. If the applicant does not comply with the authorized time period, the PHA must impose appropriate penalties in accordance with 24 CFR 5.218.	Mandatory	Chap. 7, Pg. 11
Exclusion of mandatory education fees from income	This provision amends the definition of "income" to exclude from calculations an individual's income, any financial assistance received for mandatory fees and charges (in addition to tuition). Notice 2015-21 provides guidance as to what constitute such fees that include: athletic fees, lab fees, student center fees, science fees, technology, etc.	Mandatory	Chap. 6 Pg. 27
Earned income disregard	This provision changes the EID provision from 48 cumulative months to 24 straight months. The proposed policy change streamlined the administration of the EID by eliminating the requirement for PHAs to track family member changes in employment over a period of 4 years. There is no change to EID eligibility criteria, the single lifetime eligibility requirement, or the ability of the family member to stop and start employment during the eligibility period.	Mandatory	Chap. 6, Pg. 12
Utility Reimbursements	This provision permits GHURA to make utility reimbursement payments on a quarterly basis, rather than monthly, if the total monthly payment due to the family is equal or less than \$45 per quarter. GHURA must adopt a provision to make payments either retroactively or prospectively. If GHURA choose to make retroactive payments, it must permit the family to request a hardship exemption in accordance with 24 CFR 5.63 (b) (2). If a family receives a hardship exemption, then GHURA may either reimburse the family on a monthly basis or prospectively on a quarterly basis.	Discretionary	Chap. 6, Pg. 39

Housing Quality Standards re-inspection fee	This provision provides GHURA the option to establish a reasonable fee to owners for re-inspection under two circumstances (1) if an owner notifies GHURA that a deficiency cited in the previous inspection has been repaired and a re-inspection reveals that it has not and/or (2) if the allotted time for repairs has elapsed and a re-inspection reveals that any deficiency cited in the previous inspection that the owner is responsible for repairing has not been corrected. The will not apply to owners for deficiencies caused by the family; initial inspections; regular scheduled inspections; an instance which an inspector was unable to gain access to a unit; or new deficiencies identified during a re-inspection.	Discretionary	Chap. 8, pp. 8-9
Violence Against Women Act (VAWA)	Provisions for VAWA are revised to include <ul style="list-style-type: none"> <li>• new definitions;</li> <li>• “sexual assault” as a crime covered VAWA;</li> <li>• the establishment of new requirements for notification;</li> <li>• establishing requirements for an emergency transfer plan;</li> <li>• revises requirements for documenting occurrence of domestic violence, dating violence, sexual assault and stalking;</li> <li>• Revises regulations from the 2005 reauthorization of VAWA to broadly state that VAWA protections apply to all tenants, applicants, and not only those determined to be victims of domestic violence, dating violence, sexual assault, or stalking shall receive statutorily required notification of their VAWA rights.</li> <li>• Clarifies that PHA may establish a preference for victims of dating violence, sexual assault, or stalking in addition to domestic violence.</li> <li>• Establishes new requirements under PBV for family’s right to move as a result of a family, or a member of the family, being or having been a victim of domestic violence, dating violence, sexual assault or stalking.</li> </ul>	Mandatory	Chap. 2, pg4; Chap. 3, pp. 3,4,20,28 Chap. 10, Pg. 3; Chap. 12, pp. 11-17; Chap. 16, pp. 32-54
Placement of Applicants through a Lottery System	Policy on the lottery system as an alternative to establishing a wait list is revised to incorporate Section 113 of Public Law 114-201 (HOTMA), which provides funding priority to U.S. Citizens and Nationals.	Discretionary	Chap. 4, pp. 5
Interim Rexam Reporting Requirement Threshold	Interim re-examination policy is revised to change the current income increase reporting threshold from \$2,400 to \$3,600.	Discretionary	Chap. 11, Pg. 10
GHURA -initiated Re-exam for Zero-income Monitoring	Policy is revised from the zero-income monitoring requirement from monthly to quarterly.	Discretionary	Chap. 11, Pg. 9
Asset-Checking Account Requirement	The current policy is revised from using the average balance of six months to using only the average balances of the last sixty days.	Discretionary	Chap. 6, Pg. 19



Section 113 of PL 114-201 HOTMA	Policy is added to add the requirement of PL 114-201 which gives funding priority to U.S. Citizens and U.S. Nationals.	Mandatory	Chap. 4-pg. 13
Portability – Email preferred method of communication	Revised portability policy to include email as the preferred method of communication between housing authorities and in transmitting required documents.	Discretionary	Chap. 10, Pg. 11
Portability – Mandatory denial of a Family's request to move	Portability policy is revised to include mandatory denial of family's request to move under portability.	Mandatory	Chap. 10, Pg. 4

### **Deconcentration of Poverty and Income-Mixing [24 CFR 903.1 and 903.2]**

The PHA's admission policy must be designed to provide for deconcentration of poverty and income-mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects. A statement of the PHA's deconcentration policies must be included in its annual PHA plan [24 CFR 903.7(b)].

The PHA's deconcentration policy must comply with its obligation to meet the income targeting requirement [24 CFR 903.2(c)(5)].

Developments subject to the deconcentration requirement are referred to as 'covered developments' and include general occupancy (family) public housing developments. The following developments are not subject to deconcentration and income mixing requirements: developments operated by a PHA with fewer than 100 public housing units; mixed population or developments designated specifically for elderly or disabled families; developments operated by a PHA with only one general occupancy development; developments approved for demolition or for conversion to tenant-based public housing; and developments approved for a mixed-finance plan using HOPE VI or public housing funds [24 CFR 903.2(b)].

#### ***Steps for Implementation [24 CFR 903.2(c)(1)]***

To implement the statutory requirement to deconcentrate poverty and provide for income mixing in covered developments, the PHA must comply with the following steps:

Step 1. The PHA must determine the average income of all families residing in all the PHA's covered developments. The PHA may use the median income, instead of average income, provided that the PHA includes a written explanation in its annual plan justifying the use of median income.

#### **GHURA Policy**

GHURA will determine the average income of all families in all covered developments on an annual basis.

Step 2. The PHA must determine the average income (or median income, if median income was used in Step 1) of all families residing in each covered development. In determining average income for each development, the PHA has the option of adjusting its income analysis for unit size in accordance with procedures prescribed by HUD.

#### **GHURA Policy**

GHURA will determine the average income of all families residing in each covered development (not adjusting for unit size) on an annual basis.

Step 3. The PHA must then determine whether each of its covered developments falls above, within, or below the established income range (EIR), which is from 85% to 115% of the average family income determined in Step 1. However, the upper limit must never be less than the income at which a family would be defined as an extremely low-income family (federal poverty level or 30 percent of median income, whichever number is higher).

Step 4. The PHA with covered developments having average incomes outside the EIR must then determine whether or not these developments are consistent with its local goals and annual plan.

Step 5. Where the income profile for a covered development is not explained or justified in the annual plan submission, the PHA must include in its admission policy its specific policy to provide for deconcentration of poverty and income mixing.

Depending on local circumstances the PHA's deconcentration policy may include, but is not limited to the following:

- Providing incentives to encourage families to accept units in developments where their income level is needed, including rent incentives, affirmative marketing plans, or added amenities
- Targeting investment and capital improvements toward developments with an average income below the EIR to encourage families with incomes above the EIR to accept units in those developments
- Establishing a preference for admission of working families in developments below the EIR
- Skipping a family on the waiting list to reach another family in an effort to further the goals of deconcentration
- Providing other strategies permitted by statute and determined by GHURA in consultation with the residents and the community through the annual plan process to be responsive to local needs and PHA strategic objectives

A family has the sole discretion whether to accept an offer of a unit made under the PHA's deconcentration policy. The PHA must not take any adverse action toward any eligible family for choosing not to accept an offer of a unit under the PHA's deconcentration policy [24 CFR 903.2(c)(4)].

If, at annual review, the average incomes at all general occupancy developments are within the EIR, the PHA will be considered to be in compliance with the deconcentration requirement and no further action is required.

#### GHURA Policy

For developments outside the EIR GHURA will take the following actions to provide for deconcentration of poverty and income mixing:

At the beginning of each housing authority fiscal year, the housing authority will establish a goal for housing 40% of its new admissions with families whose incomes are at or below the area median income. The annual goal will be calculated by taking 40% of the total number of move-ins from the housing authority fiscal year.

**DECONCENTRATION OF POVERTY AND INCOME-MIXING, Chapter 4, pages 4-16 thru 4-17**

**PUBLIC HOUSING RESIDENTS**

**FY2018 (AS OF 9/30/18)**

	AMP1		AMP2		AMP3		AMP4	
	632	AVERAGE	722	AVERAGE	790	AVERAGE	931	AVERAGE
HHM WITH INCOME								
ALL INCOME	5863741.82	<b>9278.07</b>	6797217.02	<b>9414.43</b>	7323999.18	<b>9270.89</b>	9762236.47	<b>10485.75</b>
EXCLUSIONS	2254951.18		2984608.36		3213289.19		3408009.42	
ADJUSTED INCOME	3608790.64	<b>5710.11</b>	3812608.66	<b>5280.62</b>	4110709.99	<b>5203.43</b>	6354227.05	<b>6825.16</b>
<b>FY2017 (AS OF 9/30/17)</b>								
	AMP1		AMP2		AMP3		AMP4	
	601	AVERAGE	659	AVERAGE	702	AVERAGE	894	AVERAGE
HHM WITH INCOME								
ALL INCOME	5831234.66	<b>9702.55</b>	6304548.07	<b>9566.84</b>	6733794.80	<b>9592.30</b>	9252655.50	<b>10349.73</b>
EXCLUSIONS	2259960.89		2722589.50		3033014.66		3315587.38	
ADJUSTED INCOME	3571273.77	<b>5942.22</b>	3581958.57	<b>5435.45</b>	3700780.14	<b>5271.77</b>	5937068.12	<b>6641.02</b>

Based on GHURA's analysis between FY2017 through FY2018 the average family income throughout the four AMP sites has increased. Also reflected in the analysis is an increase in the number of families receiving income. All incomes reported are from General Assistance, Social Security, Wages, etc. GHURA will continue to analyze the average family income annually in all covered developments and to continue to promote deconcentration of poverty and income mixing.

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 6/30/2017

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

Part I: Summary		Grant Type and Number		FFY of Grant:	
PHA Name		CFP Grant No.	GQ08P00150116	FFY of Grant:	FFY 2016
GUAM HOUSING AND URBAN RENEWAL AUTHORITY		RHF Grant No.	N/A	FFY of Grant Approval:	FY2016
		Date of CFFP:	N/A		
Type of Grant / / Original Annual Statement / / Reserve for Disasters/Emergencies / X / Performance and Evaluation Report for Period Ending: 3/12/18 / / Final Performance and Evaluation Report:					
<b>Summary by Development Account</b>		<b>Total Estimated Cost</b>		<b>Total Actual Cost<sup>1</sup></b>	
		<b>Original</b>	<b>Revised<sup>2</sup></b>	<b>Obligated</b>	<b>Expended</b>
1	Total Non-CFP Funds	0.00	0.00	0.00	0.00
2	1406 Operations (may not exceed 20% of line 20) <sup>3</sup>	0.00	0.00	0.00	0.00
3	1408 Management Improvements	15,000.00	15,000.00	15,000.00	15,000.00
4	1410 Administration (may not exceed 10% of line 20)	102,160.00	102,160.00	102,160.00	62,433.53
5	1411 Audit	750.00	750.00	750.00	0.00
6	1415 Liquidated Damages	0.00	0.00	0.00	0.00
7	1430 Fees and Costs	154,054.00	154,054.00	154,054.00	154,054.00
8	1440 Site Acquisition	0.00	0.00	0.00	0.00
9	1450 Site Improvement	15,900.00	15,900.00	15,900.00	15,900.00
10	1460 Dwelling Structures	1,033,700.00	1,033,700.00	1,033,700.00	1,033,700.00
11	1465.1 Dwelling Equipment -- Nonexpendable	40,580.00	40,580.00	40,580.00	40,580.00
12	1470 Nondwelling Structures	0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00	0.00	0.00
14	1485 Demolition	0.00	0.00	0.00	0.00
15	1492 Moving to Work Demonstration	0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs	0.00	0.00	0.00	0.00
17	1499 Development Activities <sup>4</sup>	0.00	0.00	0.00	0.00
18a	1501 Collateralization or Debt Service paid by the PHA	0.00	0.00	0.00	0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00	0.00	0.00	0.00
19	1502 Contingency (may not exceed 8% of line 20)	0.00	0.00	0.00	0.00
20	<b>AMOUNT OF ANNUAL GRANT (sum of lines 2-19)</b>	<b>1,362,144.00</b>	<b>1,362,144.00</b>	<b>1,362,144.00</b>	<b>1,321,667.53</b>
21	Amount of line 20 Related to LBP Activities	0.00	0.00	0.00	0.00
22	Amount of line 20 Related to Section 504 Activities	0.00	0.00	0.00	0.00
23	Amount of line 20 Related to Security-Soft Costs	0.00	0.00	0.00	0.00
24	Amount of line 20 Related to Security-Hard Costs	0.00	0.00	0.00	0.00
25	Amount of line 20 Related to Energy Conservation Measures	0.00	0.00	0.00	0.00
Signature of Executive Director		Signature of Public Housing Director		Date	
X RAY S. TOPASNA, Executive Director					

form HUD-50075.1 (07/2014)

<sup>1</sup> To be completed for the Performance and Evaluation Report

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations

<sup>4</sup> RHF funds shall be included here



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

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 6/30/2017

<b>Part I: Summary</b>		<b>Grant Type and Number</b>		<b>FFY of Grant:</b>	<b>FFY 2016</b>
<b>PHA Name</b> GUAM HOUSING AND URBAN RENEWAL AUTHORITY		<b>CFP Grant No.</b> GQ08P00150116		<b>FFY of Grant Approval:</b> FY2016	
<b>Type of Grant</b> / / Original Annual Statement / / Reserve for Disasters/Emergencies / X / Performance and Evaluation Report for Period Ending: 3/12/18		<b>RHF Grant No.</b> N/A			
<b>Date of CFP:</b>		<b>N/A</b>			

	Type of Grant	/ / Original Annual Statement / / Reserve for Disasters/Emergencies / X / Performance and Evaluation Report for Period Ending: 3/12/18	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
			Original	Revised <sup>2</sup>	Obligated	Expended
<b>Summary by Development Account</b>						
1	Total Non-CFP Funds		0.00	0.00	0.00	0.00
2	1406 Operations (may not exceed 20% of line 20) <sup>3</sup>		0.00	0.00	0.00	0.00
3	1408 Management Improvements		15,000.00	15,000.00	15,000.00	15,000.00
4	1410 Administration (may not exceed 10% of line 20)		102,160.00	102,160.00	102,160.00	62,433.53
5	1411 Audit		750.00	750.00	750.00	0.00
6	1415 Liquidated Damages		0.00	0.00	0.00	0.00
7	1430 Fees and Costs		154,054.00	154,054.00	154,054.00	154,054.00
8	1440 Site Acquisition		0.00	0.00	0.00	0.00
9	1450 Site Improvement		15,900.00	15,900.00	15,900.00	15,900.00
10	1460 Dwelling Structures		1,033,700.00	1,033,700.00	1,033,700.00	1,033,700.00
11	1465.1 Dwelling Equipment -- Nonexpendable		40,580.00	40,580.00	40,580.00	40,580.00
12	1470 Nondwelling Structures		0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment		0.00	0.00	0.00	0.00
14	1485 Demolition		0.00	0.00	0.00	0.00
15	1492 Moving to Work Demonstration		0.00	0.00	0.00	0.00
16	1495.1 Relocation Costs		0.00	0.00	0.00	0.00
17	1499 Development Activities <sup>4</sup>		0.00	0.00	0.00	0.00
18a	1501 Collateralization or Debt Service paid by the PHA		0.00	0.00	0.00	0.00
18b	9000 Collateralization or Debt Service paid Via System of Direct Payment		0.00	0.00	0.00	0.00
19	1502 Contingency (may not exceed 8% of line 20)		0.00	0.00	0.00	0.00
20	<b>AMOUNT OF ANNUAL GRANT (sum of lines 2-19)</b>		<b>1,362,144.00</b>	<b>1,362,144.00</b>	<b>1,362,144.00</b>	<b>1,321,667.53</b>
21	Amount of line 20 Related to LBP Activities		0.00	0.00	0.00	0.00
22	Amount of line 20 Related to Section 504 Activities		0.00	0.00	0.00	0.00
23	Amount of line 20 Related to Security-Soft Costs		0.00	0.00	0.00	0.00
24	Amount of line 20 Related to Security-Hard Costs		0.00	0.00	0.00	0.00
25	Amount of line 20 Related to Energy Conservation Measures		0.00	0.00	0.00	0.00

<b>Signature of Executive Director</b>	<b>Date</b>
<b>X RAY S. TOPASNA, Executive Director</b>	

<b>Signature of Public Housing Director</b>	<b>Date</b>

form HUD-50075.1 (07/2014)

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

Part II: Supporting Pages									
PHA Name: GUAM HOUSING AND URBAN RENEWAL AUTHORITY				Grant Type and Number Capital Fund Program Grant No: GQ08P00150116 CFPP (Yes/No): Replacement Housing Factor Grant No: N/A				Federal FY of Grant FFY 2016	
Development Number Name/PHA- Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost			Total Actual Cost		
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	Status of Work	
PHA-WIDE	Operations	1406							
				\$ -	\$ -	\$ -	\$ -		
PHA-WIDE	CFP ACCOUNT NO. 1406: Management Improvements Training	1408		\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00		
				\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00		
PHA-WIDE	Administration	1410							
	AMP1	1410		\$ 21,525.00	\$ 21,525.00	\$ 21,525.00	\$ 14,080.45		
	AMP2	1410		\$ 22,199.00	\$ 22,199.00	\$ 22,199.00	\$ 14,083.70		
	AMP3	1410		\$ 26,562.00	\$ 26,562.00	\$ 26,562.00	\$ 15,646.46		
	AMP4	1410		\$ 31,874.00	\$ 31,874.00	\$ 31,874.00	\$ 18,622.92		
				\$ 102,160.00	\$ 102,160.00	\$ 102,160.00	\$ 62,433.53		
PHA-WIDE	Audit Costs	1411		\$ 750.00	\$ 750.00	\$ 750.00			
				\$ 750.00	\$ 750.00	\$ 750.00			
FEES AND COSTS	Fees and Costs	1430							
	A/E Staff Salaries and Benefits	1430		\$ 154,054.00	\$ 154,054.00	\$ 154,054.00	\$ 154,054.00		
	Sundry (Direct Costs)	1430		\$ -	\$ -	\$ -			
				\$ 154,054.00	\$ 154,054.00	\$ 154,054.00	\$ 154,054.00		
PHA WIDE	Site Improvement	1450							
	AMP2-Sewer Up-grade (Yona G100)	1450	9	\$ -	\$ -	\$ -			
	AMP3-Sewer Up-grade (Agat G99/G82 Lower Agat)	1450	7	\$ -	\$ -	\$ -			
	AMP4-Sewer Up-grade (Toto G250)	1450	5	\$ -	\$ -	\$ -			
	Site Improvement (Vegetation Removal)			\$ 15,900.00	\$ 15,900.00	\$ 15,900.00	\$ 15,900.00		Big Ben & Co
				\$ 15,900.00	\$ 15,900.00	\$ 15,900.00	\$ 15,900.00		
GQ000001-AMP1 Sin, AH, MM, Asn	Dwelling Structures	1460	4	\$ -	\$ -	\$ -	\$ -		
	Unit Modernization	1460	1	\$ 22,050.00	\$ 22,050.00	\$ 22,050.00	\$ 22,050.00		#188 VD Perez, Mongmong
	Genesis-Tech Corp (Reno 3 units AMP1&4)		65	\$ 21,480.76	\$ -	\$ -	\$ -		
	Waterblast/Roof Coat			\$ 32,363.78	\$ 32,363.78	\$ 32,363.78	\$ 32,363.78		
	Roof/Structural (Asia-Pacific: Replace Lintels)			\$ -	\$ -	\$ -	\$ -		

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

Part II: Supporting Pages										Federal FY of Grant		
PHA Name: GUAM HOUSING AND URBAN RENEWAL AUTHORITY				Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/No): Replacement Housing Factor Grant No:				GQ08P00150116 No N/A		FFY 2016		
Development Number Name/PHA- Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost			Total Actual Cost			Status of Work		
				Original	Revised¹	Funds Obligated²	Funds Expended²					
GQ000002-AMP2 Ina, Tai, Yona	Unit Modernization	1460		\$ -	\$ -	\$ -	\$ 52,000.00	\$ 52,000.00	\$ 52,000.00	#10JCC, 15JAP & 20JCR 11JEV,14JE, G100;110&114 Aldao;113B Pulan #2JAP Top Coating of Roofs/Ext Pnt G82		
	Genesis-Tech Corp (PO#170440)		3	\$ 52,000.00	\$ 52,000.00	\$ 52,000.00	\$ 52,000.00	\$ 52,000.00	\$ 52,000.00			
	Asia Pacific Int'l Inc. (Reno 6 units AMP2&4)		5	\$ 157,427.00	\$ 157,427.00	\$ 157,427.00	\$ 157,427.00	\$ 157,427.00	\$ 157,427.00			
	Arkana Pacific Contractor Corp (PO#BPA180084)		1	\$ -	\$ 15,800.00	\$ 15,800.00	\$ 15,800.00	\$ 15,800.00	\$ 15,800.00			
	Waterblast/Roof Coat (Asia-Pacific Int'l Inc.)		0	\$ 19,200.00	\$ 17,640.00	\$ 17,640.00	\$ 17,640.00	\$ 17,640.00	\$ 17,640.00			
GQ000003-AMP3 Agat, Uma, Mer	Unit Modernization	1460		\$ -	\$ -	\$ -	\$ 87,684.00	\$ 87,684.00	\$ 87,684.00	#39, 42, & 63 Mao #35Mao & 156 JQQ #73Mao Top Coating of Roofs/Ext Pnt G82		
	Arkana Pacific Contractor Corp (PO#BPA170125)		3	\$ 87,684.00	\$ 87,684.00	\$ 87,684.00	\$ 87,684.00	\$ 87,684.00	\$ 87,684.00			
	Genesis-Tech Corporation (PO#170440)		3	\$ 65,300.00	\$ 65,300.00	\$ 65,300.00	\$ 65,300.00	\$ 65,300.00	\$ 65,300.00			
	Alcast Paint Co.		1	\$ -	\$ 13,852.00	\$ 13,852.00	\$ 13,852.00	\$ 13,852.00	\$ 13,852.00			
	Waterblast/Roof Coat		65	\$ 87,264.00	\$ 86,252.76	\$ 86,252.76	\$ 86,252.76	\$ 86,252.76	\$ 86,252.76			
GQ000004-AMP4 Toto, Ded	Unit Modernization	1460	0	\$ (0.00)	\$ -	\$ -	\$ 65,565.00	\$ 65,565.00	\$ 65,565.00	#15B Dam, 19JPM & 22 RSSA G35; #20 G35,1B, 6B &11A Damian, 13A &13B Duenas #25A, 29A, 32A, 37A, 43A & 43B Damian #26B Paquito #6RSA G35; 38 Damian Tolo Top Coating of Roofs/Ext Pnt G82		
	ITI-Electric Signco (PO#BPA170124)		3	\$ 65,565.00	\$ 65,565.00	\$ 65,565.00	\$ 65,565.00	\$ 65,565.00	\$ 65,565.00			
	Asia Pacific Int'l Inc. (Bid Item #1)		6	\$ 151,128.00	\$ 151,128.00	\$ 151,128.00	\$ 151,128.00	\$ 151,128.00	\$ 151,128.00			
	Genesis-Tech Corp (Bid Item #2)		6	\$ 116,000.00	\$ 116,000.00	\$ 116,000.00	\$ 116,000.00	\$ 116,000.00	\$ 116,000.00			
	Asia Pacific Int'l Inc. (Reno 6 units AMP2&4)		1	\$ 31,789.00	\$ 31,789.00	\$ 31,789.00	\$ 31,789.00	\$ 31,789.00	\$ 31,789.00			
	Genesis-Tech Corp (Reno 3 units AMP1&4)		2	\$ 47,950.00	\$ 47,950.00	\$ 47,950.00	\$ 47,950.00	\$ 47,950.00	\$ 47,950.00			
	Waterblast/Roof Coat		0	\$ 72,240.00	\$ 66,640.00	\$ 66,640.00	\$ 66,640.00	\$ 66,640.00	\$ 66,640.00			
	Roof/Structural (Asia-Pacific: Replace Lintels)			\$ 4,258.46	\$ 4,258.46	\$ 4,258.46	\$ 4,258.46	\$ 4,258.46	\$ 4,258.46			
	CFP ACCOUNT NO. 1460:			\$ 1,033,700.00	\$ 1,033,700.00	\$ 1,033,700.00	\$ 1,033,700.00	\$ 1,033,700.00	\$ 1,033,700.00			
PHA-WIDE	Dwelling Equipment	1465.1		\$ 8,428.00	\$ 8,428.00	\$ 8,428.00	\$ 8,428.00	\$ 8,428.00	\$ 8,428.00			
	AMP1	1465.1		\$ 8,428.00	\$ 8,428.00	\$ 8,428.00	\$ 8,428.00	\$ 8,428.00	\$ 8,428.00			
	AMP2	1465.1		\$ 8,692.00	\$ 8,692.00	\$ 8,692.00	\$ 8,692.00	\$ 8,692.00	\$ 8,692.00			
	AMP3	1465.1		\$ 10,400.00	\$ 10,400.00	\$ 10,400.00	\$ 10,400.00	\$ 10,400.00	\$ 10,400.00			
	AMP4	1465.1		\$ 13,060.00	\$ 13,060.00	\$ 13,060.00	\$ 13,060.00	\$ 13,060.00	\$ 13,060.00			
	CFP ACCOUNT NO. 1465.1:			\$ 40,580.00	\$ 40,580.00	\$ 40,580.00	\$ 40,580.00	\$ 40,580.00	\$ 40,580.00			
PHA-WIDE	Nondwelling Equipment	1475		\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00			
	CFP ACCOUNT NO. 1475:			\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00			

form HUD-50075.1 (07/2014)

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement

<sup>2</sup> To be completed for the Performance and Evaluation Report.

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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 8/31/2017

<b>Part I: Summary</b>		<b>Grant Type and Number</b>		<b>FFY of Grant:</b> FFY 2017
<b>PHA Name</b>	<b>Guam Housing and Urban Renewal Authority</b>	<b>Capital Fund Program Grant No:</b>	GQ08P00150117	<b>FFY of Grant Approval:</b> FY2017
		<b>Replacement Housing Factor Grant No:</b>	N/A	
		<b>Date of CFFP:</b>	N/A	

<b>Type of Grant</b> <input type="checkbox"/> <b>Original Annual Statement</b> <input type="checkbox"/> <b>Performance and Evaluation Report for Period Ending: 3/12/18</b>		<input checked="" type="checkbox"/> <b>Reserve for Disasters/Emergencies</b> <input type="checkbox"/> <b>Revised Annual Statement (revision no: 4 )</b> <b>Final Performance and Evaluation Report</b>	
<b>LINE</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>	<b>Total Actual Cost<sup>1</sup></b>
		<b>Original</b>	<b>Obligated</b>
		<b>Revised<sup>2</sup></b>	<b>Expended</b>
1	Total Non-CFF Funds	0.00	0.00
2	1406 Operations (may not exceed 20% of line 20) <sup>3</sup>	0.00	0.00
3	1408 Management Improvements	0.00	0.00
4	1410 Administration (may not exceed 10% of line 20)	136,214.00	34,054.00
5	1411 Audit	0.00	0.00
6	1415 Liquidated Damages	0.00	0.00
7	1430 Fees and Costs	0.00	0.00
8	1440 Site Acquisition	0.00	0.00
9	1450 Site Improvement	0.00	0.00
10	1460 Dwelling Structures	0.00	0.00
11	1465.1 Dwelling Equipment -- Nonexpendable	0.00	0.00
12	1470 Nondwelling Structures	0.00	0.00
13	1475 Nondwelling Equipment	0.00	0.00
14	1480 General Capital Fund	1,259,553.00	1,053,438.38
15	1485 Demolition	0.00	0.00
16	1492 Moving to Work Demonstration	0.00	0.00
17	1495.1 Relocation Costs	0.00	0.00
18a	1499 Development Activities (4)	0.00	0.00
18ba	1501 Collateralization or Debt Service paid by the PHA	0.00	0.00
19	9000 Collateralization or Debt Service paid Via System of Direct Payment	0.00	0.00
20	1502 Contingency (may not exceed 8% of line 20)	0.00	0.00
21	<b>AMOUNT OF ANNUAL GRANT (sum of lines 2-20)</b>	<b>1,395,767.00</b>	<b>1,087,492.38</b>
22	Amount of line 21 Related to LBP Activities	0.00	0.00
23	Amount of line 21 Related to Section 504 Activities	0.00	0.00
24	Amount of line 21 Related to Security-Soft Costs	0.00	0.00
25	Amount of line 21 Related to Security-Hard Costs	0.00	0.00
26	Amount of line 21 Related to Energy Conservation Measures	0.00	0.00
<b>Signature of Executive Director</b>		<b>Date</b>	
<b>X RAY S. TOPASNA, Executive Director</b>			
<b>Signature of Public Housing Director</b>		<b>Date</b>	

form HUD-50075.1 (07/2014)

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

Part II: Supporting Pages									
PHA Name: GUAM HOUSING AND URBAN RENEWAL AUTHORITY		Grant Type and Number Capital Fund Program Grant No: Rev#1 CFPP (Yes/No): Replacement Housing Factor Grant No:		GQ08P00150117 N/A N/A		Federal FFY of Grant: 2017			
Development Number Name/PHA- Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Total Actual Cost Funds Expended <sup>2</sup>	Status of Work	
PHA-WIDE	Administration	1410							
GQ000001-AMP1		1410		\$ 28,700.00	\$ 28,700.00	\$ 7,175.00	\$ 77.65		
GQ000002-AMP2		1410		\$ 29,599.00	\$ 29,599.00	\$ 7,400.00	\$ 80.08		
GQ000003-AMP3		1410		\$ 35,416.00	\$ 35,416.00	\$ 8,854.00	\$ 95.81		
GQ000004-AMP4		1410		\$ 42,499.00	\$ 42,499.00	\$ 10,625.00	\$ 114.96		
	CFP ACCOUNT NO. 1410:			\$ 136,214.00	\$ 136,214.00	\$ 34,054.00	\$ 368.50		
PHA-WIDE	Other Fees & Costs (Contract Administration) Audit Costs	1480		\$ 750.00	\$ 750.00		\$ -		
	CFP ACCOUNT NO. 1480:			\$ 750.00	\$ 750.00	\$ -	\$ -		
PHA-WIDE	Other Fees & Costs (Contract Administration) Advertisement	1480		\$ 2,300.00	\$ 7,488.00	\$ 7,488.00	\$ 7,488.00		
	CFP ACCOUNT NO. 1480:			\$ 2,300.00	\$ 7,488.00	\$ 7,488.00	\$ 7,488.00		
PHA-WIDE	Other Fees & Costs (Contract Administration) Legal Services	1480		\$ 1,000.00	\$ 1,000.00		\$ -		
	CFP ACCOUNT NO. 1480:			\$ 1,000.00	\$ 1,000.00	\$ -	\$ -		
PHA-WIDE	Other Fees & Costs (Contract Administration) A/E Staff Salaries and Benefits	1480		\$ 121,323.00	\$ 121,323.00	\$ 121,323.00	\$ 89,589.90		
	CFP ACCOUNT NO. 1480:			\$ 121,323.00	\$ 121,323.00	\$ 121,323.00	\$ 89,589.90		
PHA-WIDE	Other Fees & Costs (Contract Administration) Lead Based Paint Testing Industrial Hygiene Professionals, Inc. Lead Based Paint Testing Industrial Hygiene Professionals, Inc. Lead Based Paint Testing Industrial Hygiene Professionals, Inc. Yona Toto	1480		\$ 85,800.00	\$ 21,830.00	\$ 21,830.00	\$ 21,830.00		
	CFP ACCOUNT NO. 1480:			\$ 85,800.00	\$ 21,830.00	\$ 21,830.00	\$ 21,830.00		
	CFP ACCOUNT NO. 1480:			\$ 85,800.00	\$ 37,000.00	\$ 37,000.00	\$ 37,000.00		

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement

<sup>2</sup> To be completed for the Performance and Evaluation Report.



Part II: Supporting Pages									
PHA Name: GUAM HOUSING AND URBAN RENEWAL AUTHORITY			Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/No):			GQ08P00150117 N/A N/A		Federal FFY of Grant: 2017	
Replacement Housing Factor Grant No:			Total Estimated Cost			Total Actual Cost			Status of Work
Development Account No.			Qnty			Funds Obligated <sup>2</sup> Funds Expended <sup>2</sup>			
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Qnty	Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>	Status of Work	
GQ000001-AMP1 Sin, AH, MM, Asn	Dwelling Interior/Exterior	1480							
	Unit Modernization	1480	4	\$ 110,000.00	\$ 62,144.62		0.00	Move \$9191.38 to AMP3 Roof, \$864 to	
	Genesis Tech (Reno 5 Units)		1		\$ 21,000.00	\$ 21,000.00	21,000.00	#3 Asan	
	Genesis Tech (PO#190192)		1		\$ 16,800.00	\$ 16,800.00	16,800.00	#15B Salas Ln AH	
	Erosion & Installation/Construction of Downspouts (G250)			\$ 200,000.00	\$ 76,674.56	\$ 76,674.56	76,674.56		
	Triple Tech Inc								
GQ000002-AMP2 Ina, Tai, Yona	Unit Modernization	1480	1	\$ 132,000.00	\$ 67,870.00		0.00		
	Genesis Tech (Reno 5 Units)		1		\$ 20,740.00	\$ 20,740.00	20,740.00	#11JCR	
	Excell Constructors (PO#181029)		1		\$ 31,690.00	\$ 31,690.00	31,690.00	#110A Aldao	
	Yun Shing Guam (PO190146)		2		\$ 11,700.00	\$ 11,700.00	11,115.00	#129A & 129B Inarajan	
	Spalling-Ceiling Repair (G100, 28, 82 & 83)			\$ 75,000.00	\$ -		0.00		
GQ000003-AMP3 Agat, Uma, Mer	Unit Modernization	1480	1	\$ 110,000.00	\$ -		0.00		
	Arkana Pacific Corp (PO#BBPA180108)		1		\$ 29,080.00	\$ 29,080.00	29,080.00	#59Mao	
	Arkana Pacific Corp (PO#BBPA180129)		1		\$ 36,930.00	\$ 36,930.00	36,930.00	#78Mao	
	Genesis Tech (Reno 5 Units)		1		\$ 22,630.00	\$ 22,630.00	22,630.00	#62Kal	
	Excell Constructors (PO#181028)		1		\$ 12,190.00	\$ 12,190.00	12,190.00	#A13	
	Genesis Tech (Reno 2 Units)				\$ 53,000.00	\$ 53,000.00	53,000.00	27Mao & 54 Kal	
	Roof/Structural (Genesis Tech)			\$ 138,000.00	\$ 402,000.00	\$ 402,000.00	0.00	G99 Roof Leaking Repair	
GQ000004-AMP4 Toto, Ded	Unit Modernization	1480	7	\$ 176,000.00	\$ 74,350.00		0.00		
	Arkana Pacific Corp (PO#BBPA180108)		1		\$ 31,920.00	\$ 31,920.00	31,920.00	#33B Damian	
	Genesis Tech (Reno 5 Units)		2		\$ 69,730.00	\$ 69,730.00	69,730.00	#2A Paq, 7A Due, 44B Dam	
	Spalling-Ceiling Repair (G35, G82 & 250)			\$ 91,780.00	\$ -		0.00		
	Erosion & Installation/Construction of Downspouts (G250)				\$ 51,542.82	\$ 51,542.82	51,542.82		
	Triple Tech Inc								
	CFP ACCOUNT NO. 1480 (Dwelling):			\$ 1,048,380.00	\$ 1,091,992.00	\$ 887,627.38	\$ 485,042.38		
	TOTAL CFP ACCOUNT NO. 1480:			\$ 1,259,553.00	\$ 1,259,553.00	\$ 1,053,438.38	\$ 619,120.28		

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement

<sup>2</sup> To be completed for the Performance and Evaluation Report.



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

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 8/31/2017

<b>Part I: Summary</b>		<b>Grant Type and Number</b>		<b>FFY of Grant:</b> FFY 2018
<b>PHA Name</b>		<b>Capital Fund Program Grant No.:</b>		<b>FFY of Grant Approval:</b> FY2018
<b>Guam Housing and Urban Renewal Authority</b>		GQ08P001501118		
		N/A		
		N/A		

<b>Type of Grant</b>		<b>Reserve for Disasters/Emergencies</b>		<b>Revised Annual Statement (revision no: )</b>	
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Final Performance and Evaluation Report	
<input type="checkbox"/> Summary by Development Account					

LINE	Summary by Development Account	Original	Total Estimated Cost		Total Actual Cost <sup>1</sup>	
			Revised <sup>2</sup>	Obligated	Expended	
1	Total Non-CFP Funds		0.00	0.00	0.00	0.00
2	1406 Operations (may not exceed 20% of line 20) <sup>3</sup>		0.00	0.00	0.00	0.00
3	1408 Management Improvements		0.00	0.00	0.00	0.00
4	1410 Administration (may not exceed 10% of line 20)		215,737.00	0.00	0.00	0.00
5	1411 Audit		0.00	0.00	0.00	0.00
6	1415 Liquidated Damages		0.00	0.00	0.00	0.00
7	1430 Fees and Costs		0.00	0.00	0.00	0.00
8	1440 Site Acquisition		0.00	0.00	0.00	0.00
9	1450 Site Improvement		0.00	0.00	0.00	0.00
10	1460 Dwelling Structures		0.00	0.00	0.00	0.00
11	1465.1 Dwelling Equipment -- Nonexpendable		0.00	0.00	0.00	0.00
12	1470 Nondwelling Structures		0.00	0.00	0.00	0.00
13	1475 Nondwelling Equipment		0.00	0.00	0.00	0.00
14	1480 General Capital Fund		1,941,647.00	0.00	208,355.00	0.00
15	1485 Demolition		0.00	0.00	0.00	0.00
16	1492 Moving to Work Demonstration		0.00	0.00	0.00	0.00
17	1495.1 Relocation Costs		0.00	0.00	0.00	0.00
18a	1499 Development Activities (4)		0.00	0.00	0.00	0.00
18ba	1501 Collateralization or Debt Service paid by the PHA		0.00	0.00	0.00	0.00
19	9000 Collateralization or Debt Service paid Via System of Direct Payment		0.00	0.00	0.00	0.00
20	1502 Contingency (may not exceed 8% of line 20)		0.00	0.00	0.00	0.00
21	<b>AMOUNT OF ANNUAL GRANT (sum of lines 2-20)</b>		<b>2,157,384.00</b>	<b>0.00</b>	<b>208,355.00</b>	<b>0.00</b>
22	Amount of line 21 Related to LBP Activities		0.00	0.00	0.00	0.00
23	Amount of line 21 Related to Section 504 Activities		0.00	0.00	0.00	0.00
24	Amount of line 21 Related to Security-Soft Costs		0.00	0.00	0.00	0.00
25	Amount of line 21 Related to Security-Hard Costs		0.00	0.00	0.00	0.00
26	Amount of line 21 Related to Energy Conservation Measures		0.00	0.00	0.00	0.00

<b>Signature of Executive Director</b>		<b>Signature of Public Housing Director</b>		<b>Date</b>
X RAY S. TOPASNA, Executive Director				

form HUD-50075.1 (07/2014)

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

Part II: Supporting Pages										
PHA Name: GUAM HOUSING AND URBAN RENEWAL AUTHORITY				Grant Type and Number Capital Fund Program Grant No: CFPP (Yes/No): Replacement Housing Factor Grant No:			GQ08P00150118 N/A N/A		Federal FFY of Grant: 2018	
Development Number Name/PHA- Wide Activities	General Description of Major Work Categories	Development Account No.	Qty	Total Estimated Cost		Total Actual Cost		Status of Work		
				Original	Revised <sup>1</sup>	Funds Obligated <sup>2</sup>	Funds Expended <sup>2</sup>			
PHA-WIDE	Administration	1410								
GQ000001	AMP1	1410		\$ 45,455.00						
GQ000002	AMP2	1410		\$ 46,880.00						
GQ000003	AMP3	1410		\$ 56,092.00						
GQ000004	AMP4	1410		\$ 67,310.00						
				\$ 215,737.00		\$ -				
PHA-WIDE	Other Fees & Costs (Contract Administration) A/E Salaries & Benefits	1480		\$ 150,000.00		\$ 112,500.00				
				\$ 150,000.00		\$ 112,500.00				
PHA-WIDE	Other Fees & Costs (Contract Administration) Audit Costs	1480		\$ 750.00						
				\$ 750.00		\$ -				
PHA-WIDE	Other Fees & Costs (Contract Administration) Advertisement	1480		\$ 7,776.00		\$ 2,160.00				
				\$ 7,776.00		\$ 2,160.00				
PHA-WIDE	Other Fees & Costs (Contract Administration) Legal Services	1480		\$ 1,000.00						
				\$ 1,000.00		\$ -				
PHA-WIDE	Other Fees & Costs (Contract Administration) Green Physical Needs Assessment & Energy Audit	1480		\$ 108,294.00		\$ 93,695.00				
				\$ 108,294.00		\$ 93,695.00				

Part II: Supporting Pages									
PHA Name: GUAM HOUSING AND URBAN RENEWAL AUTHORITY				Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/No):			GQ08P00150118 N/A N/A		Federal FFY of Grant: 2018
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				Original	Revised¹	Funds Obligated²	Funds Expended²		
GQ000001-AMP1 Sin, AH, MM, Asn	Dwelling Interior/Exterior Unit Modernization Spalling-Ceiling Repair (AH, Mong, Sinj G250 & Asan, G26)	1480							
		1480	5	\$ 138,000.00 \$ 20,000.00					
GQ000002-AMP2 Ina, Tai, Yona	Unit Modernization Remove & Replace Exterior Doors (Yona G100, Talofofo G28 & G82)	1480	6	\$ 160,000.00 \$ 357,410.00					
GQ000003-AMP3 Agat, Uma, Mer	Unit Modernization	1480	5	\$ 160,000.00					
GQ000004-AMP4 Toto, Ded	Unit Modernization Spalling-Ceiling Repair (Dededo, G35/48/82, Toto G250 ) Roof Coating (Dededo, G48) Modernize Kitchen (Toto G250, Dededo G35/48/82)	1480	10	\$ 178,179.00 \$ 30,000.00 \$ 143,600.00 \$ 196,638.00					
GQ000001-AMP1 Sin, AH, MM, Asn GQ000003-AMP3 Agat, Uma, Mer GQ000004-AMP4 Toto, Ded	Dwelling Unit - Site Work Storm Drainage Up-grade (Sinajana G250) Storm Drainage Up-grade (Agat Elderly G82) Storm Drainage Up-grade (Toto G250)	1480		\$ 80,000.00					
		1480		\$ 10,000.00					
		1480		\$ 200,000.00					
				CFP ACCOUNT NO. 1480 Dwelling Work:		\$ 1,673,827.00		\$ -	
				TOTAL CFP ACCOUNT NO. 1480:		\$ 1,941,647.00		\$ 208,355.00	
				TOTAL GRANT:		\$ 2,157,384.00		\$ 208,355.00 \$	



# GHURA

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



## Challenged Elements

There have not been any Challenged Elements of the Annual PHA Plan brought to the Authority's attention. The Fiscal Year Beginning October 1, 2019 5-Year PHA Plan and Annual Plan for the Public Housing and Section 8 Programs and the Capital Fund Program Five Year Annual Plan was advertised for public comment for the period from March 15, 2019 through May 1, 2019 and a Public Hearing was held on May 1, 2019.

## MINUTES

**RESIDENT ADVISORY BOARD (RAB) MEETING****March 27, 2019 5:30 p.m.**

The Guam Housing and Urban Renewal Authority (GHURA) held a meeting with the members of the Resident Advisory Board (RAB) on March 27, 2019 at 5:30 p.m. at the GHURA Board of Commissioners Conference Room in Sinajana. The meeting was to discuss the 5-Year PHA Plan (2020-2024), Annual PHA Plan (FY2020) and Capital Fund Program (CFP) Five Year Action Plan (2019-2023). In attendance were four RAB members and four GHURA staff.

GHURA is gathering information to assist in the preparation of Guam's Five Year Consolidated Plan. At the beginning of the meeting the RAB members were asked to complete a survey prepared by GHURA staff to gather information from the public.

**Old Business:**

The RAB members were informed that the Significant Amendment to the PHA 5-Year and Annual Plan (2014-2019) and to the Capital Fund Program Five-Year Action Plan (2018-2020) discussed during the last RAB Meeting of January 16, 2019 is awaiting Board of Commissioner's review and approval.

**General Discussion/Announcements**

The attendees were informed that the public is being notified of the availability of the Plans for review, advertisement dates are from March 15 to May 1, 2019. It was explained if they had questions regarding the Plans or wanted to suggest changes or additions that they needed to do it within the timeline indicated. They were also informed there would be a Public Meeting held on May 1, 2019 at 10:00 in the BOC Conference Room and that we would appreciate if they attended.

**New Business:**

Discussion on the 5-Year and Annual Plans were started, highlighted were the goals and objectives and progress in meeting those goals and objectives.

The following were the questions posed:

**Q: Why are Public Housing participants not being included in the "Briefings", it only identified Section 8 Housing Choice Voucher (HCV) participants? (page 5 of 12 in the 5-Year PHA Plan)**

A: After discussion with the FSS Coordinator it was explained Public Housing participants are provided information regarding FSS through flyers and newsletters, HCV participants are informed through "briefings" conducted by HCV.

**Q: I applied for FSS but haven't been contacted yet?**

A: We informed her we would follow-up on her application.

The meeting continued with the discussion of CFP Five Year Plan. The projects identified for the next five years were discussed. There were no questions or comments. The importance of their input was stressed. We highlighted the Concrete Roof Repair, Thermal and Moisture Protection project, this is a project that was brought up by an RAB during the last meeting. The project was suggested based on the concerns of the tenants that in order to secure their house at night they close and lock all the windows causing the unit to become unbearably hot. It was stressed once again the importance of their input.

No questions or comments were posed the meeting was concluded.

**Public Housing and Section 8 Housing Choice Voucher Program VAWA Goals**

GHURA's Public Housing and Section 8 HCV Programs have adopted the updated VAWA requirements in accordance with the HOTMA of 2016 in September 2018 and August 2018, respectively. The goal and objective of the revised policy is to help ensure housing applicants and participants are made aware of their rights under the new VAWA; the type of protection they are entitled to; all information provided to the PHA regarding domestic violence, dating violence, sexual assault or stalking, including the fact that an individual is a victim of such violence or stalking, will be retained in confidence; and to provide pertinent information of local advocacies and national hot line numbers that they can call for help. The revised policy incorporated into the Administrative Plan includes the following:

- The inclusion of "sexual assault" as a covered crime under VAWA;
- Updated terms and definitions used under VAWA;
- The establishment of new requirements for notifying applicants and participants;
- Revised requirements for documenting occurrences of domestic violence, dating violence, sexual assault and stalking;
- Establishing and implementing requirements for an Emergency Transfer Plan;
- Policy which updates regulations from the 2005 reauthorization of VAWA to broadly state that VAWA protections apply to all tenants, applicants and not only those determined to be victims of domestic violence, dating violence, sexual assault, or stalking receive statutorily required notification of their VAWA rights;
- Clarifies that PHA may establish a preference for victims of dating violence, sexual assault, or stalking in addition to domestic violence;
- Establishing new requirements under PBV for family's right to move as a result of a family or a member of the family, being or having been victim of domestic violence, dating violence, sexual assault or stalking.



# Public Notice

# Former DOC lieutenant headed to trial

By Nick Delgado  
nick@postguam.com

The former head of internal affairs at the Department of Corrections, who was busted for his alleged part in a major contraband scheme at the prison in 2017, could go to trial alone.

Former Lt. Jeffrey Limo is the only defendant who has not given the court any notice that he intends to sign a plea agreement with the prosecution. Judge Anita Sukola confirmed that information with the prosecutor during a hearing for several of his co-defendants on Monday.

Limo was charged with conspiracy to promote major prison contraband, receiving bribes and official misconduct following the 2017 investigation

at the Mangilao correctional facility.

The government has alleged the DOC officers, including Limo, accepted bribes and helped coordinate the smuggling of crystal methamphetamine, cellphones and other contraband into the prison.

Former DOC officers Franklin Rosalin and Fermin Maratita appeared at Monday's hearing.

Maratita was among the first of the co-defendants to plead guilty for his part in smuggling contraband into the prison. He is awaiting sentencing and cooperating with the government.

A plea deal is in the works for Rosalin.



Jeffrey Limo



Fermin Maratita



Franklin Rosalin

"We are almost done with resolving this case," said Rosalin's attorney, Anthony Perez.

Both are scheduled to return to court for a further proceedings hearing on June 19.

Co-defendant Paul Lynwood Johnson, who also appeared in court Monday, is negotiating his plea deal with the government. He will return

to court on June 26.

Inmate Bruno Simmons also appeared in court Monday. He signed a plea agreement in July 2018, and faces up to 10 years in prison. It was mentioned in court that he has been in custody for this case for nearly two years.

Sukola granted Simmons' request to undergo an assessment for treatment at the Lighthouse Recovery Center. He also asked to be released to a third-party custodian until he can begin treatment.

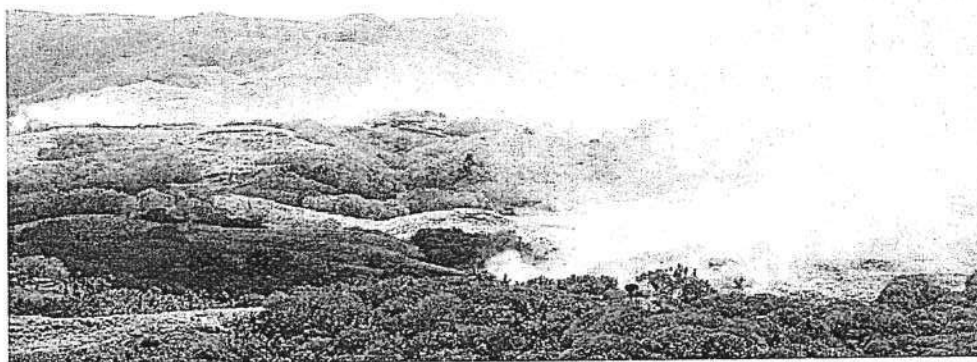
His proposed third-party custodian must first meet with probation before the court decides whether or not to grant his release, Sukola said.

Simmons has been scheduled to return to court on May 3.

## Grassfires ravage southern Guam

**BILLOWS OF SMOKE:** Plumes of smoke rise over parts of Talofofo as a wildfire spreads in southern Guam on Monday. Guam is experiencing drier than usual weather. Meteorologists measured 0.66 inches of rainfall for the first two and half weeks of April. Dry conditions are expected to continue, which increases the risk of grass fires across the island. The Guam Fire Department, Department of Agriculture's forestry division and federal firefighters have responded to dozens of fires recently. GFD also reminded residents that they must obtain a permit to burn at home.

David Castro/The Guam Daily Post



I MINA'TRENTAI SINGKO NA LIHESLATURAN GUĀHAN

IS PLEASED TO ANNOUNCE THE  
ANNUAL STATE OF THE JUDICIARY ADDRESS

*delivered by*

**THE HONORABLE  
KATHERINE A. MARAMAN**  
CHIEF JUSTICE  
SUPREME COURT OF GUAM

WEDNESDAY, MAY 1, 2019, AT 10:00 A.M. IN THE  
SPEAKER ANTONIO R. UNPINGCO LEGISLATIVE SESSION HALL  
GUAM CONGRESS BUILDING  
163 CHALAN SANTO PAPA, HAGĀTÑA, GUAM



**GHURA**

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Loures A. Leon Guerrero  
Governor of Guam

Joshua F. Tenorio  
Lieutenant Governor of Guam

### REQUEST FOR PUBLIC COMMENT

**5-YEAR PHA PLAN (FY2020 - FY2024),  
ANNUAL PHA PLAN (FY2020)**

and

**CAPITAL FUND PROGRAM FIVE-YEAR ACTION PLAN (2019-2023)**

(This ad is paid for by the Public Housing, Section 8 Housing Choice Voucher and Capital Fund Programs)

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A Public Hearing is also scheduled for 10:00 a.m. May 1, 2019 at the Sinajana Main Office Board of Commissioners Conference Room. Individuals wishing to submit oral or written comments are invited to attend. GHURA will make necessary arrangements for persons with disabilities. If you require special accommodations, please contact the Section 504 Coordinator, Katherine E. Taitano, at 475-1322 or 472-3701 (TTY/TDD).

/s/ RAY S. TOPASNA  
Executive Director

**CURRENCY EXCHANGE RATES**  
On April 4, \$1 was worth:

Keep posted and get more data and details online. Log on to see real time market data with our stock market tool at [postguam.com/stock\\_market](http://postguam.com/stock_market).

52.080 PHPP	111.42 JPY	1,136.45 KRW	30.826 TWD	6.7148 CNY	1.4059 AUD	0.8895 EUR
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**NEW FORMULA:** Mobil Oil Guam Inc. President Jimmy Hau, center, along with staff, give a thumbs-up at the ribbon-cutting ceremony following upgrades to the Tamuning location on Thursday. Sixteen Mobil service stations on the island also have started offering new fuel formulations aimed to improve vehicles' performance and fuel efficiency.

Photos by Dontana Keraskes/The Guam Daily Post



**UPGRADE:** Sixteen Mobil service stations on the island have started offering new gasoline formulations for better fuel economy and vehicle performance. Mobil stations are also getting a new, clean look, including this service station along Marine Corps Drive in Tamuning.

# Mobil launches new look, new fuel formulations

Mobil on Thursday launched its improved Synergy gasoline formulations with increased additives at its service stations on Guam.

The new gasoline formulations provide better fuel economy, help

clean up engines and drive improved performance and responsiveness from customers' vehicles, Mobil Guam stated in a press release. The Mobil Synergy fuels program also has launched in other countries around the world.

The improved Synergy Extra and Synergy Supreme+ gasoline now are available at 16 service stations on Guam.

**'The latest in global fuel technology'**

"Our scientists have developed this improved formulation featuring the latest in global fuel technology so that our customers can get more out

of their drives," said Jimmy Hau, president of Mobil Oil Guam Inc.

Mobil also has invested in upgrades for attractive and brighter service stations, the gasoline retailer stated, adding the new design elements form a coordinated look to reduce clutter throughout the forecourt.

(Daily Post Staff)

All Dusit Smiles proceeds to benefit Guam children in need of surgery for cleft lip and cleft palate

**Friday April 26, 2019 | Leo Palace Resort Country Club**  
Show Time: 8 a.m. | Shotgun Time: 9 a.m.  
**\$150/Player or \$300/Team**

Entry includes Green Fee, Cart, and Awards Banquet at Dusit Thani Guam Resort after the tournament.  
All-New Awards for Best Women's team and more!

Ditty Bags • Raffle Prizes • Cold Beverages • Food • Beer



For online registration scan QR code or visit [bit.ly/dusitsmiles2019](http://bit.ly/dusitsmiles2019)  
Please submit forms to Human Resources via  
Ms. Shalon Villaverde for more information.

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/s/ RAY S. TOPASNA  
Executive Director



# Governor halts death penalty: 'I couldn't sleep'

SACRAMENTO (Reuters) - California Gov. Gavin Newsom on Wednesday halted the death penalty, saying he was deeply troubled by the possibility of executing an innocent person even though California voters have repeatedly backed capital punishment.

Newsom was convinced by statistics suggesting that perhaps dozens of the 737 inmates on the state's death row were innocent. The state has not held an execution since 2006 but appeared to be moving toward resuming them.

"I couldn't sleep at night," Newsom said at the state capitol, adding later, "Do we have the right to kill? I don't believe we do."

In signing an executive order that grants reprieve to death row inmates and closes the state's execution chamber, Newsom waded into treacherous political territory. Despite California's liberal reputation and growing unease with the death penalty, voters have repeatedly repudiated efforts to abolish it.

As recently as 2016, a measure to abolish the death penalty failed, and another, aimed at speeding up executions, passed.

Republicans condemned the action on Wednesday, saying Newsom's action was an offense to the families of victims of gruesome crimes.

Shawn Steele, a California representative on the Republican National Committee, said the GOP would likely use the moratorium in upcoming campaigns against Newsom and other Democrats.

"He's putting his party in a bad spot," Steele said.

Flanked by Democratic party leaders, Newsom said he decided to take the move because of steps by the state toward resuming executions. No death row inmates will be released under the order.

Newsom said he had anticipated that within a month he would have been asked to sign off on a new protocol for administering lethal injections to death row inmates, clearing the way



**ON DEATH ROW:** Robert Galvan, who is on death row for murder, exercises at the Adjustment Center yard during a media tour of California's Death Row at San Quentin State Prison in San Quentin, Calif., Dec. 29, 2015. Stephen Lam/Reuters

for executions to begin again.

In addition, he said, 25 of the state's death row inmates had exhausted all of their appeals, meaning they would be in line for execution.

California's death row is crowded with inmates, many of whom have been there for decades.

## 'Moral leadership'

Ellen Kreitzberg, a death penalty expert and opponent at Santa Clara University law school in California, welcomed Newsom's move.

"The moral leadership the governor is showing puts us in line with other countries and other states in terms of abolishing the death penalty," she said.

Newsom does not have the power to overturn California's death penalty law, Kreitzberg said, but he can refuse to sign any death warrants and can commute death sentences to life imprisonment.

On the campaign trail just last year, Newsom said he would respect the voters' will with regard to the death penalty. But on Wednesday he said that abstract idea faded as he was personally faced with the possibility of signing death warrants.

He pointed to recent successful efforts to free inmates who were wrongly convicted, saying that roughly 1 in 25 felons are later found to be innocent.

With 737 inmates on death row, that equates to a possible 30 who are innocent, he said. Of the 25 who have exhausted their appeals, one could be innocent, he said.

"There could very well be a backlash," said state Sen. Nancy Skinner, a Democrat from Berkeley who supports Newsom's move. "But I think that even people who support the death penalty don't want us to execute an innocent person."



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/s/ RAY S. TOPASNA  
Executive Director



## OFFICE OF THE ATTORNEY GENERAL

590 S. Marine Corps Dr., Ste. 901  
Tamuning, GU 96913

### PUBLIC NOTICE CRIMINAL INJURIES COMPENSATION COMMISSION MEETING/HEARING

The Office of the Attorney General of Guam will conduct a public Meeting/Hearing for the Criminal Injuries Compensation Commission (CICC) on Friday, March 22, 2019 at 2:00 p.m. in the Attorney General's Training Room, Suite 228, 2<sup>nd</sup> floor, ITC Building.

#### AGENDA

- I. Meeting call to order
  - II. Roll call of members
  - III. Approval of Last Meeting Minutes September 28, 2018
  - IV. New business
    - a. Report of CICC fund level
    - b. Review, Testimony and Decision on CICC case numbers submitted
- |              |              |
|--------------|--------------|
| i. 18-020    | ii. 18-022   |
| iii. 18-030  | iv. 18-031   |
| v. 18-032    | vi. 18-033   |
| vii. 18-034  | viii. 18-036 |
| ix. 18-038   | x. 18-039    |
| xi. 18-041   | xii. 18-043  |
| xiii. 18-046 | xiv. 19-004  |
| xv. 19-005   | xvi. 19-006  |
- V. Open Discussion / Public Testimony or Comments
  - VI. Executive Session
  - VII. Adjournment

For more information or to arrange ADA accommodations, please contact Nicole Borja at (671) 475-3324 extension 5335.

# PHA Plan Certifications

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

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

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

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning October 1, 2019, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).



13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Guam Housing and Urban Renewal Authority  
PHA Name

GQ-001  
PHA Number/HA Code

X Annual PHA Plan for Fiscal Year 2020

X 5-Year PHA Plan for Fiscal Years 2020 - 2024

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

Name of Authorized Official

Sabino P. Flores

Title

Chairman, Board of Commissioners

Signature

*Sabino P. Flores*

Date

JUN 07 2019

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

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

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

I, Ray S. Topasna, the Executive Director  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Guam Housing and Urban Renewal Authority  
*PHA Name*

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of

Impediments (AI) to Fair Housing Choice of the

Government of Guam

*Local Jurisdiction Name*

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI. Guam continues to have persons/households that are in need of housing assistance, the elderly, disabled, veteran families, families at risk of becoming homeless, low and moderate income families. The goals and objectives outlined in the PHA Plan to address affordable, decent, safe & sanitary homes are consistent with those in the Guam's Consolidated Plan housing needs. GHURA currently manages 750 public housing units, 49 elderly housing units and 2,582 Housing Choice Vouchers to assist in addressing the needs.

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

Name of Authorized Official	Title
<u>Ray S. Topasna</u>	<u>Executive Director</u>
Signature	Date
	<u>JUN 07 2019</u>

# CFP Plan Certifications


# DISCLOSURE OF LOBBYING ACTIVITIES

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

Approved by OMB

0348-0046

(See reverse for public burden disclosure.)

<b>1. Type of Federal Action:</b> <input checked="" type="checkbox"/> a. contract <input type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance		<b>2. Status of Federal Action:</b> <input type="checkbox"/> a. bid/offer/application <input type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award		<b>3. Report Type:</b> <input type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change <b>For Material Change Only:</b> year _____ quarter _____ date of last report _____	
<b>4. Name and Address of Reporting Entity:</b> <input checked="" type="checkbox"/> Prime <input type="checkbox"/> Subawardee Tier _____, if known: Guam Housing & Urban Renewal Authority 117 Bien Venida Avenue Sinajana, Guam 96910 Congressional District, if known: 4c			<b>5. If Reporting Entity in No. 4 is a Subawardee, Enter Name and Address of Prime:</b>  Congressional District, if known:		
<b>6. Federal Department/Agency:</b> U.S. Department of Housing and Urban Development			<b>7. Federal Program Name/Description:</b> Capital Fund Program CFDA Number, if applicable: 14.872		
<b>8. Federal Action Number, if known:</b>			<b>9. Award Amount, if known:</b> \$		
<b>10. a. Name and Address of Lobbying Registrant</b> (if individual, last name, first name, MI):			<b>b. Individuals Performing Services</b> (including address if different from No. 10a) (last name, first name, MI):		
<b>11.</b> Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when this transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.			Signature:  Print Name: Ray S. Topasna Title: Executive Director Telephone No.: (671) 475-1378      Date: JUN 07 2019		
<b>Federal Use Only:</b>				Authorized for Local Reproduction Standard Form LLL (Rev. 7-97)	

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

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

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

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

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



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


Guam Housing & Urban Renewal Authority  
 PHA Name

GQ-001  
 PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 2020- 2024

Annual PHA Plan for Fiscal Years 2019 2020

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

Name of Authorized Official Sabino P. Flores	Title Chairman, Board of Commissioners
Signature 	Date JUN 07 2019

# Certification of Payments to Influence Federal Transactions

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

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

Applicant Name

Guam Housing and Urban Renewal Authority

Program/Activity Receiving Federal Grant Funding

Capital Fund Program

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

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all sub recipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

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

Name of Authorized Official

RAY S. TOPASNA

Title

Executive Director

Signature



Date (mm/dd/yyyy)

JUN 07 2019