



**Significant Amendment  
to the  
PHA 5-Year and Annual Plan (2014-2019)  
and to the  
Capital Fund Program Five-Year Action Plan  
(2018-2020)**

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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<b>1.0</b>	<b>PHA Information</b> PHA Name: <u>Guam Housing and Urban Renewal Authority</u> PHA Code: <u>GQ001</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>10/2014</u>					
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>750</u> Number of HCV units: <u>2,515</u>					
<b>3.0</b>	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only <b>Amendment</b>					
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs  PHA 1: PHA 2: PHA 3:	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
					PH	HCV
<b>5.0</b>		<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.				
<b>5.1</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 private enterprise to participate in the common task of community improvement. (ref. GCA Title 12, Chapter 5, §5101(g))</p> <p>On this foundation of the Authority's mission, low-, very-low-, and extremely-low income families in Guam will directly benefit from efforts to sustain or improve the physical condition of existing affordable housing stock and engagements to improve the socio-economic conditions of the defined populations. The Authority's aim is to ensure that families in need of assistance by the PHA are afforded the best available housing and community living opportunities.</p>					

5.2	<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 and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p><b>Synopsis:</b> 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><b>Goals:</b></p> <ol style="list-style-type: none"> <li>1. Increase the availability of decent, safe, and affordable housing and provide more choices in housing             <ol style="list-style-type: none"> <li>a. Apply for available funding to Housing Programs</li> <li>b. Maintain compliance with new criteria and requirements of the PHAS (Public Housing Assessment System) and SEMAP (the Section 8 Management Assessment Program)</li> <li>c. Pursue renovation and rehabilitation of Public Housing through the use of the Capital Fund Program</li> <li>d. Pursue alternative funding for renovation and rehabilitation of Public Housing                     <ol style="list-style-type: none"> <li>i. Low Income Housing Tax Credit</li> <li>ii. Rental Assistance Demonstration Program</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 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</li> <li>vi. Continue partnership in the Family Unification Program (FUP) with the Dept. of Public Health and Social Services</li> <li>vii. Continue support of the Mainstream Program</li> </ol> </li> </ol> </li> <li>2. Improve community quality of life and economic vitality             <ol style="list-style-type: none"> <li>a. Apply for available funding to Housing Programs</li> <li>b. Maintain compliance with new criteria and requirements of the PHAS (Public Housing Assessment System) and SEMAP (the Section 8 Management Assessment Program)</li> <li>c. Administer four Asset Management Property (AMP) sites                     <ol style="list-style-type: none"> <li>i. Evaluate overall AMP site performance and the sustainability of current subsidy levels</li> </ol> </li> <li>d. Assess measures and opportunities to de-concentrate poverty and promote mixed-income communities</li> <li>e. Increase security to PHA properties, with a focus on improving AMP site security                     <ol style="list-style-type: none"> <li>i. Engage law enforcement in partnership to increase security to resident housing areas</li> </ol> </li> </ol> </li> <li>3. Promote self-sufficiency and asset development of families and individuals             <ol style="list-style-type: none"> <li>a. Pursue sustained funding for the HCV Family Self-Sufficiency (FSS) Program, pursue new funding to secure FSS Program activities to Public Housing tenants, to sustain the PH ROSS (Rental Opportunities and Self-Sufficiency) Service Coordinator for elderly residents, and to sustain the Multi-family Service Coordinator services to the elderly residents of Guma' Trankilidat</li> <li>b. Promote employment opportunities for eligible and qualified residents under Section 3 of the HUD Act of 1968 and the Violence Against Women and Justice Department Reauthorization Act of 2005</li> <li>c. Seek, support, and collaborate with the Guam Workforce Investment Board and other local organizations to promote employment options for eligible residents</li> </ol> </li> <li>4. Ensure equal opportunity in housing for families living in assisted housing             <ol style="list-style-type: none"> <li>a. Engage site management in continuing education on issues of equal housing opportunity and affirmatively furthering fair housing</li> </ol> </li> <li>5. Serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking             <ol style="list-style-type: none"> <li>a. Continue implementation of applicable provisions of the Violence Against Women Act (VAWA)</li> </ol> </li> </ol>
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	<p><b>PHA Plan Update</b></p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <ol style="list-style-type: none"> <li>1. Approval of Fiscal Year 2014 Operating and Administrative Budget for the HCV Program</li> <li>2. Approval of Fiscal Year 2014 Operating Budgets for Public Housing Asset Management Project sites all - Central, Southeast, Southwest, and Northern. (GQ-000001, GQ-000002, GQ-000003, and GQ-000004)</li> <li>3. Green Physical Needs Assessment</li> <li>4. Section 504 Assessment</li> <li>5. Capital Fund 5-Year Plan (FFY 2014-2018)</li> <li>6. Statement Defining Significant Amendment/Modification to the Capital Fund Program</li> <li>7. HCVP Section 8 Admin Plan <ol style="list-style-type: none"> <li>a. (April 2013) The GHURA Board of Commissioners approved changes designed to minimize the impact of the 2013 budget sequestration. Such changes included: <ol style="list-style-type: none"> <li>i. An amendment was added to change the occupancy standards to include 24 CFR 982.401(C)(d)(2)(ii), which states that a living room may be used as a sleeping space, but no more than two persons may occupy the space. The reason for the change is to minimize the impact of sequestration by decreasing the assistance amount per family as opposed to terminating families due to budget constraints.</li> <li>ii. An amendment was added to change the requirement of a physical inspection of HQS deficiencies of failed units to allow GHURA to accept documentation such as receipts, photos, and certified statements from landlords via email, or fax that cited deficiencies have been corrected under failed HQS units. The amendment states that if the documentation as cited does not satisfy the requirement, the inspector may at his/her discretion require a physical re-inspection to verify that the deficiencies have been corrected.</li> <li>iii. An amendment was added to include language that would allow GHURA the option to deny incoming portability due to the agency's inability to manage additional caseloads due to insufficient funding.</li> <li>iv. An amendment was added to deny the addition of other "adult" members to the household during the term of the contract. Additions can only be made during annual re-examination.</li> </ol> </li> </ol> </li> <li>8. Flat Rent Significant Amendment The GUAM HOUSING AND URBAN RENEWAL AUTHORITY (GHURA) hereby amends its flat rent policies to comply with the statutory changes contained within, Public Law 113 – 76, the Fiscal Year 2014 Appropriation Act.  The GHURA will set the flat rental amount for each public housing unit that complies with the requirement that all flat rents be set at no less than 80 percent of the applicable Fair Market Rent (FMR) adjusted, if necessary, to account for reasonable utilities costs. The new flat rental amount will apply to all new program admissions effective June 1, 2014. For current program participants that pay the flat rental amount, the new flat rental amount will be offered, as well as the income-based rental amount, at the next annual rental option.  The GHURA will place a cap on any increase in a family's rental payment that exceeds 35 percent, and is a result of changes to the flat rental amount as follows: <ol style="list-style-type: none"> <li>a. Multiply the existing flat rental payment by 1.35 and compare that to the updated flat rental amount</li> <li>b. The PHA will present two rent options to the family as follows: <ol style="list-style-type: none"> <li>i. The lower of the product of the calculation and the updated flat rental amount; or</li> <li>ii. The income-based rent.</li> </ol> </li> </ol> </li> <li>9. GHURA will use Public Housing Operating Reserve Funds to construct a basketball canopy at the AMP2 and AMP4 sites.  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: <ul style="list-style-type: none"> <li>• Stronger and more connected communities;</li> <li>• Inclusion of minority social groups;</li> </ul> </li> </ol>
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|--|---|
|  | <ul style="list-style-type: none"> <li>• Diversion and education of at-risk youth;</li> <li>• Economic outcomes;</li> <li>• Education outcomes; and</li> <li>• Environmental outcomes.</li> </ul> |
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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.

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

The 5-Year and Annual PHA Plan were made available to the public at GHURA's Main Office and at each of six satellite offices (including all four Asset Management Project sites), the Guma' Trankilidat site office, and the Community Planning and Development offices in Hagatna. The specific office locations are listed here. In addition, the 5-Year and Annual Plan is available via the GHURA website shown at the bottom of the list.

GHURA Main Office: 117 Bien Venida Avenue, Sinajana, GU 96910  
AMP 1, Central Site Base, 23 Paquito Street, Toto Gardens, Toto, GU 96910  
AMP 2, Southeast Site Base, 10 JC Rojas Street, Yona, GU 96915  
AMP 3, Southwest Site Base, Pagachao Drive, Agat, GU 96915  
AMP 4, Northern Site Base, 27 Doni Lane, Toto Gardens, Toto, GU 96910  
Guma Trankilidat, 145 Pale San Vitores Road, Tumon, GU 96913  
Community Planning and Development (CPD), 414 West Soledad Avenue, GCIC Building, Suite 306A, Hagatna, GU 96910  
GHURA Website: [www.ghura.org](http://www.ghura.org)

	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i></p> <p><b><u>Hope VI, Mixed Finance Modernization or Development.</u></b> GHURA is not currently engaged in HOPE VI, Mixed Finance Modernization or Development</p> <p><b><u>Demolition and/or Disposition, Conversion of Public Housing</u></b> The HUD Rental Assistance Demonstration (RAD) Program is under continuing review by GHURA. GHURA's aim is to determine its applicability and benefit to the island's inventory of Public Housing. Participation in the RAD Program would see the conversion of Public Housing properties to a HCV/S8 project-based voucher assistance program. The RAD Program is a key component of the HUD Office of Public and Indian Housing's rental housing preservation strategy, working to preserve the nation's stock of deeply affordable rental housing, and to promote efficiency within and among HUD programs to build strong, stable communities.</p> <p>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.</p>
7.0	<p><b><u>Homeownership Programs</u></b> GHURA HCV Program does have in its construct a HCV Section 8 Homeownership Program. Implemented since 2004, the program affords participants the opportunity to build skills and financial resources to support homeownership. The program is administered through the operations of HCV Family Self-Sufficiency. GHURA intends to expand its Family Self Sufficiency program in support of homeownership by applying</p> <p><b><u>Project-based Vouchers</u></b> GHURA administers the Guma' Trankilidat facility and program serving 49 elderly or adult-disabled residents. The program operates in accordance with the HUD Office of Multifamily Housing Programs and U.S. Dept. of Agriculture (USDA) Office of Rural Development (RD). GHURA acquired Guma' Trankilidat through a Section 515 Program Loan from USDA.</p> <p>GHURA will pursue the conversion of tenant-based vouchers to project-based vouchers in support of affordable housing developments awarded through the Low-Income Housing Tax Credit (LIHTC) program. No more than twenty percent (20%) of the total number of GHURA's tenant-based voucher authorizations may be converted. Project-basing is consistent with the goals of the PHA Plan, specifically, to "Increase the availability of decent, safe, and affordable housing and provide more choices in housing".</p> <p>GHURA will monitor and assess current and future LIHTC-awarded developments seeking HCV project-based voucher awards. Such developments will be evaluated in accordance with approved policies and plans. Reasonableness and necessity will be evaluated when reviewing the potential of utilizing project-based vouchers to increase availability of affordable housing to eligible and qualified island residents.</p>
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
8.1	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>HUD-50075.1 forms are attached here for Capital Fund Program grant numbers GQ08P00150114, GQ08P00150113, and GQ08P00150112.</p>
8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>Guam's Capital Fund Program Five-Year Action Plan beginning with GQ08P00150114 is attached.</p>
8.3	<p><b>Capital Fund Financing Program (CFFP).</b>  <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p> <p>Not applicable to GHURA.</p>

	<p><b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>Guam seeks to increase the supply of affordable housing for individuals, families, and elderly persons at or below 80% of HUD's Area Median Income (AMI) level for Guam. Individuals at the extremely-low, very-low, and low-income levels represent the target market for affordable housing initiatives and those availing themselves of public housing and tenant-based voucher opportunities.</p> <p>GHURA must consider ways to sustain quality homes now and in years to come beyond the economic life of the existing stock. The average age of GHURA's Public Housing stock is 30 years. The reasonable economic lifespan of a typical concrete home is approximately 50 years. Given a harsh tropical climate, the aging stock is not just a concern for GHURA's affordable units, but is also impacting the continued viability of other government-sponsored affordable housing. An aging stock calls to mind accessibility modifications, improvements in materials and industry innovation (design, energy efficiency, et al.) since initial development.</p> <p>Guam's aging population brings to bear the need for an increased in efforts to address affordable housing options for elderly individuals seeking independent living suitable for their needs.</p> <p>Occupancy levels for Public Housing is consistently high. The HCV/S8 program maintains an equally high rate of voucher issuance, limited only by the dollars authorized. Wait list figures consistently and vigorously outpace the number of available units for nearly every site.</p>																																																																																																									
9.0	<p><b>Occupancy Levels - HCV/S8, PH (by site), and Guma' Trankilidat</b></p> <table border="1"> <thead> <tr> <th>Units</th><th>HCV/S8</th><th>AMP1</th><th>AMP2</th><th>AMP3</th><th>AMP4</th><th>GT</th></tr> </thead> <tbody> <tr> <td>Total</td><td>2525</td><td>158</td><td>163</td><td>195</td><td>234</td><td>49</td></tr> <tr> <td>Available</td><td>2233</td><td>158</td><td>163</td><td>162</td><td>5233</td><td>48</td></tr> <tr> <td>Percentage</td><td>88%</td><td>100%</td><td>100%</td><td>83%</td><td>2236%</td><td>98%</td></tr> </tbody> </table> <p><b>Wait List (No. of applicants, by income)</b></p> <table border="1"> <thead> <tr> <th></th><th>Extremely-Low (30% AMI)</th><th>Very-Low (50% AMI)</th><th>Low (80% AMI)</th><th>Above 80% AMI</th><th>Total</th></tr> </thead> <tbody> <tr> <td>HCV/S8</td><td>2104</td><td>10</td><td>67</td><td>290</td><td>2471</td></tr> <tr> <td>AMP1</td><td>489</td><td>75</td><td>11</td><td>2</td><td>577</td></tr> <tr> <td>AMP2</td><td>124</td><td>21</td><td>4</td><td>1</td><td>150</td></tr> <tr> <td>AMP3</td><td>131</td><td>18</td><td>6</td><td>1</td><td>156</td></tr> <tr> <td>AMP4</td><td>429</td><td>44</td><td>9</td><td>3</td><td>485</td></tr> <tr> <td>GT</td><td>73</td><td>6</td><td>0</td><td>0</td><td>79</td></tr> </tbody> </table> <p><b>Wait List (No. of applicants, by bedroom size)</b></p> <table border="1"> <thead> <tr> <th></th><th>1</th><th>2</th><th>3</th><th>4</th><th>5</th><th>6</th></tr> </thead> <tbody> <tr> <td>AMP1</td><td>90</td><td>221</td><td>170</td><td>66</td><td>31</td><td>2</td></tr> <tr> <td>AMP2</td><td>2</td><td>64</td><td>50</td><td>17</td><td>17</td><td>1</td></tr> <tr> <td>AMP3</td><td>2</td><td>70</td><td>42</td><td>32</td><td>12</td><td>0</td></tr> <tr> <td>AMP4</td><td>1</td><td>84</td><td>171</td><td>101</td><td>70</td><td>61</td></tr> </tbody> </table>	Units	HCV/S8	AMP1	AMP2	AMP3	AMP4	GT	Total	2525	158	163	195	234	49	Available	2233	158	163	162	5233	48	Percentage	88%	100%	100%	83%	2236%	98%		Extremely-Low (30% AMI)	Very-Low (50% AMI)	Low (80% AMI)	Above 80% AMI	Total	HCV/S8	2104	10	67	290	2471	AMP1	489	75	11	2	577	AMP2	124	21	4	1	150	AMP3	131	18	6	1	156	AMP4	429	44	9	3	485	GT	73	6	0	0	79		1	2	3	4	5	6	AMP1	90	221	170	66	31	2	AMP2	2	64	50	17	17	1	AMP3	2	70	42	32	12	0	AMP4	1	84	171	101	70	61
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	<p>GHURA continues to analyze and assess data from the 2010 Guam Decennial Census. The Census provides the most comprehensive source of statistical data on housing and population. Guam is in the final year of its current Consolidated Plan/5-Year Strategic Plan (PY2010-2014). The next five-year Consolidated Plan (ConPlan) is in early development now, due mid-year 2015 for submission to HUD for review and approval. GHURA is the lead entity responsible for coordination and oversight of the ConPlan development process.</p>
9.1	<p><b>Strategy for Addressing Housing Needs.</b> Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. <b>Note:</b> Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>To address the need to sustain the available housing stock, GHURA will assess the merits of the Rental Assistance Demonstration (RAD) program for renovation or possible redevelopment of Public Housing. GHURA will work to maximize the number of affordable units available to the PHA (1) shortening the turnover time for vacated units, (2) reducing the time needed to renovate public housing units, (3) maintaining (at a minimum), or actually increasing the HCV lease-up rate by marketing programs to owners as potential landlords.</p> <p>To address the need to increase the available supply of affordable housing, GHURA leverages its limited federal funds with those of other organizations (govt., private, NGOs). GHURA is the designated State Housing Agency (SHA) for Guam in the administration of the Low-Income Housing Tax Credit (LIHTC) Program as authorized under Section 42 of the U.S. Internal Revenue Service. The LIHTC is a source of federal tax credits issued to qualified developers of affordable rental housing. In the most recent competition cycle, additional points were awarded for projects designed to address the need for affordable housing for the elderly. GHURA continually seeks out opportunities to increase the number of affordable housing units through application for additional HCV/S8 program vouchers, the support of organizations in the application of competitive HUD-VASH (Veterans Affairs Supportive Housing) Vouchers, and to work with NGO's to support the provision of permanent supportive housing to the individuals with disabilities and the homeless.</p> <p>Programmatically, GHURA will review the current preferences for its programs and determine if such targets are still needed. Should targets be no longer needed, or if preferences be added or revised, steps will be taken to update necessary documents, including the Authority's ACOP (Admission and Continued Occupancy Plan), the HCV/S8 Administrative Plan, and Tenant Selection Plan.</p>

	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>See attached discussion on the progress in meeting the goals and objectives described in the previous 5-Year Plan</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>GHURA considers a Significant Amendment and Substantial Deviation/Modification to the Plan as a discretionary change in the plan or policy of the Authority that fundamentally alters the mission, goals, objectives or plans of the Authority. Any significant amendment or substantial deviation/modification will require the Authority to submit a revised PHA 5-year plan that has met full hearing process requirements and the formal approval of the GHURA Board of Commissioners. The Authority defines significant amendment and substantial deviation/modification as:</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• 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</li> <li>• 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</li> <li>• A substantial deviation does not include any changes in HUD rules and regulations, which require or prohibit changes to activities listed in the PHA</li> <li>• A Significant Amendment or Substantial Deviation/Modification to the PHA Five-Year and Annual Plan is defined as: Changes of a significant nature to the rent or admissions policies, or the organization of the waiting list not required by federal regulatory requirements as to effect a change in the Public Housing Admissions and Continued Occupancy Policy (ACOP) and the HCV/Section 8 Housing Choice Voucher Program Administrative Plan</li> </ul>
11.0	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. – See Below</p> <p>(g) Challenged Elements – See Below</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

- (f) Resident Advisory Board (RAB) comments. The realignment of Public Housing to asset management resulted in the discontinuance of the RAB. GHURA Property Site Management continues to outreach to residents of each property site to seek and encourage resident participation. These efforts to date have been largely unrewarded. GHURA will assess its current outreach efforts and will continue to pursue and encourage resident participation.
- (g) Challenged Elements.
1. Chronic underfunding and the effects of sequestration
  2. Aging infrastructure. Most of GHURA's PH inventory is over 30 years old. While routine maintenance has been effective in keeping the units viable, overall, an older housing stock requires increased funding

- to mitigate the effects of time and years of wear and tear on the units, common facilities, and underlying supportive infrastructure.
3. Regulatory constraints
  4. Demand for better services, more services
  5. Lack of reliable public transportation. Guam is a community built upon personal private transportation. Yet many in our community are without this basic need. The availability of public transportation is limited in routes and impacted by an aged fleet of vehicles. Transportation is a significant deciding factor in choosing among housing options. This is particularly true when considering access to the job market.
  6. Limited job training and employment opportunities. Employment is elemental to any discussion of self-sufficiency and improvement to the quality of life. Guam is a community in continuing recovery from a protracted economic downturn.

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

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

**Capital Fund Program - Five-Year Action Plan**

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 Office of Public and Indian Housing  
 2577-0274  
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<b>Part I: Summary</b>						
<b>PHA Name :</b> Guam Housing & Urban Renewal Authority <b>PHA Number:</b> GQ001			<b>Locality (City/County &amp; State)</b> <input type="checkbox"/> Original 5-Year Plan <input checked="" type="checkbox"/> Revised 5-Year Plan (Revision No: )  <b>A. Development Number and Name</b>			
			Work Statement for Year 1 2018	Work Statement for Year 2 2019	Work Statement for Year 3 2020	Work Statement for Year 4 2021
AUTHORITY-WIDE	\$483,557.00		\$264,626.00	\$297,626.00	\$327,944.00	\$247,626.00
GHURA 250 (GQ001000001)	\$449,000.00		\$282,000.00	\$519,641.00	\$132,000.00	\$185,000.00
GHURA 100 (GQ001000002)	\$384,000.00		\$284,000.00	\$184,000.00	\$332,000.00	\$411,638.00
GHURA 250 (GQ001000004)	\$650,827.00		\$256,141.00	\$176,000.00	\$276,000.00	\$413,503.00
GHURA 99 (GQ001000003)	\$170,000.00		\$309,000.00	\$218,500.00	\$327,823.00	\$138,000.00
GHURA 250 (GQ00100999)	\$20,000.00					

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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
1	2018			
ID0001	AUTHORITY-WIDE (NAWASD)	Planning, implementation and monitoring activities to include supplies in support of these activities.		\$483,557.00
ID0002	Administrative Costs(Administration (1410)-Salaries, Administration (1410)-Sundry)			\$215,737.00
ID0002	Audit Costs(Contract Administration (1480)-Audit)	Audit costs		\$750.00
ID0003	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	A/E staff salaries and benefits, sundry (direct costs)		\$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
ID0006	Green Physical Needs Assessment, Energy Audit and Section 504 Compliance(Contract Administration (1480)-Other Fees and Costs)	Professional services to perform required compliance.		\$108,294.00

## Capital Fund Program - Five-Year Action Plan

Part II: Supporting Pages - Physical Needs Work Statements (s)				
Work Statement for Year	1	2018		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0008	GHURA 250 (GQ001000001)	Complete unit modernization of 5 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.		\$138,000.00
ID0012		Repair of concrete spall at 13 units in AMPI. Repair will include exposed re-bars, cracks at roof, ceiling, beams and building structure. Note: "Other" category selected to address interior work on ceiling for spall repair.		\$10,000.00
ID0075		Provide new percolation drainage chamber to alleviate flooding within Public Housing development and adjacent private properties. New percolation chamber shall be below grade 5 feet deep + by 40-50feet + long, construct with reinforced concrete walls, footings and suspended slab and consisted with metal gratings for storm water inlets.		\$80,000.00
ID0089	Lead Based Paint Abatement/Mitigation at AMPI(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)-Other,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-Interior (1480)-Tubs and Showers)	Alata mitigate lead based paint		\$221,000.00
	GHURA 100 (GQ00100002)			\$384,000.00

Capital Fund Program - Five-Year Action Plan

**Part II: Supporting Pages - Physical Needs Work Statements (s)**

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0009	Unit Modernization at Yona (G100), Talofofa (G28 & G82), Inarajan (G83)(Dwelling Unit-Interior (1480)-Commonodes 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,Dwelling Unit-Interior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Building Slab,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)-Building Slab,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Porches,Porches-Railings-set,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Other,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-Interior (1480)-Other	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.	6	\$160,000.00
ID0014	Remove and Replace Exterior and Security Screen Door at Yona (G100), Taofofa (G28 & G82)(Dwelling Unit-Exterior (1480)-Exterior Doors)	Completely remove and replace 40 units exterior door and jamb at AMP2. Scope of work will include remove and replace security screen door or repair screen door fabric to stainless steel perforated panels and replace latch.	40	\$200,000.00
ID0090	Lead Based Paint Abatement/Mitigation at AMP2(Dwelling Unit-Exterior (1480)-Columns and Porches Dwelling Unit-Exterior (1480)-Balconies-Porches-Railings-set,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Doors,Dwelling Unit-Exterior (1480)-Other,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-Interior (1480)-Other) GHURA 250 (GQ001000004)	Abate/initiate lead based paint.	1	\$24,000.00
ID0010	Unit Modernization at Dededo (G35 & G48), 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)-Building Slab,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Exterior (1480)-Electrical,Dwelling Unit-Exterior (1480)-Commonodes,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Interior (1480)-Interior (non routine),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	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.	7	\$178,179.00

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**Part II: Supporting Pages - Physical Needs Work Statements (s)**

Work Statement for Year	2018	Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
		ID0013	Spalling-Ceiling Repair at Dededo (G35, G48, G82), Toto (G250) Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Other	Repair of concrete spall at 20 units in AMP4. Repair will include exposed re-bars, cracks at roof, ceiling, beams and building structure. Note: "Other" category selected to address interior work on ceiling for spall repair.		\$10,000.00
		ID0029	Roof Coating at Dededo (G48) Dwelling Unit-Exterior (1480)-Columns and Porches,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Roofs	Apply new elastomeric roof coating system to 48 units at AMP4. Work will include repair of concrete spall, exposed re-bars, cracks at roof and beams and building structure.		\$153,600.00
		ID0077	Storm Drainage Upgrade at Toto (G250)(Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving,Dwelling Unit-Site Work (1480)-Curb and Gutter,Dwelling Unit-Site Work (1480)-Landscape,Dwelling Unit-Site Work (1480)-Storm Drainage)	Provide new percolation drainage chamber to alleviate flooding within Public Housing development and adjacent private properties. New percolation chamber shall be below grade 5feet deep + by 40-50feet + long, construct with reinforced concrete walls, footings and suspended slab and consisted with metal gratings for storm water inlets.		\$200,000.00
		ID0080	Modernize Kitchen at Toto (G250), Dededo (G35, G48 & G82)(Dwelling Unit-Exterior (1480)-routine,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 39 units at the AMP1 site. Modernization will include kitchen base counter and wall hung to include kitchen sink replacement, new plumbing & counter top tiles.		\$104,048.00
		ID0091	Lead Based Paint Abatement/Mitigation at AMP4(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)-Other,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-Interior (1480)-Other)	Abate/mitigate lead based paint.		\$5,000.00
			GHURA 99 (GQ001000003)			\$170,000.00

Capital Fund Program - Five-Year Action Plan

**Part II: Supporting Pages - Physical Needs Work Statements (s)**

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0011	Unit Modernization at Agat (G99 & G82), Merizo (G82 & G83), & Umatac (G83) Dwelling Unit-Exterior (1480)-Building Slab, Dwelling Unit-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 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 shutoff valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.		\$160,000.00
ID0076	Storm Drainage Upgrade at Agat Elderly (G82) Dwelling Unit-Site Work (1480)-Curb and Gutter, Dwelling Unit-Site Work (1480)-Landscape Dwelling Unit-Site Work (1480)-Storm Drainage, Dwelling Unit-Site Work (1480)-Asphalt - Concrete - Paving)	Existing storm drainage inlet to modify metal grating and increase inlet volume intake.		\$10,000.00
	GHURA 250 (GQ01009999)			\$20,000.00
ID0092	Renovation of AMPI Office for the New Resident Services Building(Non-Dwelling Interior (1480)-Common Area Bathrooms, Non-Dwelling Interior (1480)-Common Area Finishes, Non-Dwelling Interior (1480)-Common Area Flooring, Non-Dwelling Interior (1480)-Common Area Painting, Non-Dwelling Interior (1480)-Community Building, Non-Dwelling Interior (1480)-Doors, Non-Dwelling Interior (1480)-Electrical, Non-Dwelling Interior (1480)-Mechanical, Non-Dwelling Interior (1480)-Plumbing, Non-Dwelling Interior (1480)-Storage Area)	Interior renovation, work to include existing restroom to be converted to ADA.		\$20,000.00
		Subtotal of Estimated Cost		\$2,157,384.00

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<b>Part II: Supporting Pages - Physical Needs Work Statements (s)</b>				
<b>Work Statement for Year</b>	<b>2</b>	2019		
<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0015	AUTHORITY-WIDE (NAWASID)	Planning, implementation and monitoring activities to include supplies in support of these activities.		\$264,626.00
ID0016	Administrative Costs(Administration (1410)-Salaries, Administration (1410)-Sundry)			\$139,576.00
ID0016	Audit Costs(Contract Administration (1480)-Audit)	Audit costs		\$750.00
ID0017	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	A/E staff salaries and benefits, sundry (direct costs)		\$105,000.00
ID0018	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.		\$5,300.00
ID0019	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
ID0031	Operations(Operations (1406))	Operations		\$13,000.00

**Capital Fund Program - Five-Year Action Plan**

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**Part II: Supporting Pages - Physical Needs Work Statements (s)**

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
ID0020	GHURA 250 (G00010000001)	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.		\$132,000.00
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.		\$50,000.00
ID0083	Complete Interior and Exterior Sewer Line Replacement at Sinajana, Agana Heights, Mongmong (G250) Dwelling Unit-Exterior (1480)-Building Slab,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)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Flooring (non cyclical),Dwelling Unit-Interior (1480)-Interior Painting (non routine),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)	Sewer/Water Line Replacement of 9 units at AMP1. Existing waste line int. and ext. completely removed/disposed, vent lines to remain. New waste line (PVC), to connect to existing vents. Work to include floor slab demo, restoration, replacement of floor tiles, ground clean-out and conic. 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. Existing damaged kitchen base counter cabinets completely removed and disposed. Provide new base counter cabinets, counter tops shall be durable with new 2-compartment stainless steel sink and all plumbing fixtures, hinges, door handle, catches and cabinet drawer track rollers and other work items associated with construction activities.		\$100,000.00

Capital Fund Program - Five-Year Action Plan

**Part II: Supporting Pages - Physical Needs Work Statements (s)**

Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	Work Statement for Year 2019			
ID0021	GHURA 100 (GQ001000002)	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.		\$132,000.00
ID0088	Unit Modernization at Yona (G100), Talofofa (G28 & G82), Iarajan (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) Remove and Replace Exterior and Security Screen Door at AMP2, Yona G100(Dwelling Unit-Exterior (1480)-Exterior Doors)	38	\$152,000.00	
	GHURA 99 (GQ001000003)	Completely remove and replace 38 units exterior door and jamb at AMP2. Scope of work will include remove and replace security screen door or repair screen door fabric to stainless steel perforated panels and replace latch.		\$309,000.00
ID0022	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 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)-	7	\$154,000.00	

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Work Statement for Year 2019		General Description of Major Work Categories		Quantity	Estimated Cost
Identifier	Development Number/Name				
ID0087	Complete Interior and Exterior Sewer Line Replacement at Agat (G99)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Carports -Surface Garage,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Interior (1480)-Exterior Paint and Caulking,Dwelling Unit-Interior (1480)-Furniture,Dwelling Unit-Interior (1480)-Flooring (non cyclical),Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Furniture,Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Exterior (1480)-Curb and Gutter,Dwelling Unit-Interior (1480)-Tubs and Showers,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 9 units at AMP3. Existing waste line int. and ext. completely removed/disposed, vent lines to remain. New waste line (PVC), to connect to existing vents. Work to include floor slab demo, restoration, replacement of floor tiles, ground clean-out and cone, 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 man shut off valves and other work items associated with construction activities. Existing damaged kitchen base counter cabinets completely removed and disposed. Provide new base counter cabinets, counter tops shall be durable with new 2-compartment stainless steel sink and all plumbing fixtures, hinges, door handle, catches and cabinet drawer track rollers and other work items associated with construction activities.			\$83,000.00
ID0093	Remove and Replace Exterior and Security Screen Door at AMP3, Agat G99(Dwelling Unit-Exterior (1480)-Exterior Doors)	Completely remove and replace 24 units exterior door and jamb at AMP3. Scope of work will include remove and replace security screen door or repair screen door fabric to stainless steel perforated panels and replace latch.			\$72,000.00
	GHURRA250 (GQ0010000004)				\$256,141.00
ID0024	Unit Modernization at Dededo (G35 & G48), 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)-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-Exterior (1480)-Appliances,Dwelling Unit-Exterior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Exterior (1480)-Bathroom Flooring (non cyclical),Dwelling Unit-Exterior (1480)-Commodes,Dwelling Unit-Exterior (1480)-Electrical,Dwelling Unit-Exterior (1480)-Flooring (non routine),Dwelling Unit-Exterior (1480)-Interior Doors,Dwelling Unit-Exterior (1480)-Interior Painting (non routine),Dwelling Unit-Exterior (1480)-Kitchen Cabinets,Dwelling Unit-Exterior (1480)-Kitchen Sinks and Faucets,Dwelling	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, repiping of water and waste line or flushing of waste line at exterior of building to include new shutoff valve at water lateral on property side and repair of concrete spall, exposed rebar, cracks at roof and beams and building structure.			\$177,127.00

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<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
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.		\$79,014.00
	Subtotal of Estimated Cost			\$1,395,767.00

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.		\$79,014.00
	Subtotal of Estimated Cost			\$1,395,767.00

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Work Statement for Year	3	2020		
Identifier	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
	AUTHORITY-WIDE (NAWASD)			\$297,626.00
ID0032	Administrative Costs/Administration (1410)-Salaries, Administration (1410)-Sundry	Planning, implementation and monitoring activities to include supplies in support of these activities.		\$139,576.00
ID0033	Audit Costs/Contract Administration (1480)-Audit	Audit costs		\$750.00
ID0034	Fees and Costs/Contract Administration (1480)-Other Fees and Costs	A/E staff salaries and benefits, sundry (direct costs)		\$105,000.00
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.		\$2,300.00
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
ID0037	Management Improvements/Management Improvement (1408)-Staff Training	Training		\$15,000.00

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Work Statement for Year	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
2020				
ID0038	Relocation(Contract Administration (1480)-Relocation)	URA compliance		\$34,000.00
	GHURA 250 (GQ0010000001)			\$519,641.00
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)-Fire Escape,Dwelling Unit-Exterior (1480)-Exterior Paint (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Exterior (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)-Interior Doors,Dwelling Unit-Interior (1480)-Interior Painting (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,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.		\$132,000.00
ID0047	Remove and replace window and window frames at Asan (G26)(Dwelling Unit-Exterior (1480)-Windows)	Complete removal and replacement of window and frames of 26 units at AMP1. New windows shall be double paned and energy efficient.		\$213,641.00
ID0086	Modernize Kitchen at Agana Heights, Mongmong, Sinajana (G250), Asan (G26)(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)-Plumbing)	Kitchen modernize of 35 units at the AMP1 site. Modernization will include kitchen base counter and wall hung to include kitchen sink replacement, new plumbing & counter top tiles.		\$174,000.00
	GHURA 100 (GQ001000002)			\$184,000.00

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**Work Statement for Year 3**

**2020**

<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0040	Unit Modernization at Yona (G100), Talofofo (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 Painting,Dwelling Unit-Exterior (1480)-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)-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 Yona (G100), Talofofo (G28, G82), Inarajan (G83)(Dwelling Unit-Site Work (1480)-Water Lines/Mains)	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.		\$132,000.00
ID0044	GHURA 99 (G001000003)	Install new shut off valve at the water lateral on the PHA property side at 164 units at AMP2.		\$52,000.00
ID0041	Unit Modernization at Agat (G99 & G82), Menizo (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 Starwells • 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)-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.		\$154,000.00

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Work Statement for Year	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
3				
2020				
ID0043	Installation of Shut-Off Valve at PHA Side at Agat (G99, G82), Merizo (G82, G83) (Dwelling Unit-Work (1480)-Water Lines/Mains)	Install new shut off valve at the water lateral on the PHA property side at 195 units at AMP3.		\$64,500.00
	GHURA 250 (GQ0010000004)			\$176,000.00
ID0042	Unit Modernization at Dededo (G35 & G48); 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)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Windows,Dwelling Unit-Exterior (1480)-Appliances,Dwelling Unit-Interior (1480)-Bathroom Counters and Sinks,Dwelling Unit-Interior (1480)-Bathroom Flooring (non cyclical),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.	\$176,000.00	
		Subtotal of Estimated Cost		\$1,395,767.00

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<b>Work Statement for Year</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
4	AUTHORITY-WIDE (NAWASD)			\$327,944.00
ID0048	Administrative Costs/Administration (1410)-Salaries, Administration (1410)-Sundry	Planning, implementation and monitoring activities to include supplies in support of these activities.		\$139,576.00
ID0049	Audit Costs/Contract Administration (1480)-Audit	Audit costs		\$750.00
ID0050	Fees and Costs/Contract Administration (1480)-Other Fees and Costs)	A/E staff salaries and benefits, sundry (direct costs)		\$105,000.00
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.		\$2,300.00
ID0053	Operations Costs/Operations (1406))	Operations Costs		\$50,318.00
ID0058	Management Improvement/Management Improvement (1408)-System Improvements)	Management Improvement (Systems Improvement) - Up-grade mainframe hardware and software.		\$30,000.00

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<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0054	GHURA 250 (GQ001000001)	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)-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)-Mechanical,Dwelling Unit-Interior (1480)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)		\$132,000.00
ID0055	GHURA 100 (GQ001000002)	Unit Modernization at Yona (G100), Talofio (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)-Plumbing,Dwelling Unit-Interior (1480)-Tubs and Showers)		\$332,000.00

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Work Statement for Year	Development Number/Name	General Description of Major Work Categories	Quantity	Estimated Cost
4				
2021				
ID0059	Modernize Kitchen at Yona (G100), Talofofa (G28 & G82), Inarajan (G83)(Dwelling Unit-Interior (1480)-Appliances,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring Painting (non routine),Dwelling Unit-Interior (1480)-Interior Doors,Dwelling Unit-Interior (1480)-Interior (1480)-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. Modernization will include kitchen base counter and wall hung to include kitchen sink replacement, new plumbing & counter top tiles.	\$200,000.00	
	GHURA 99 (Q001000003)			\$327,823.00
ID0056	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-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,Dwelling Unit-Exterior (1480)-Building	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.	\$154,000.00	
ID0060	Modernize Kitchen at Agat (G82), Merizo & Umatac (G82, G83)(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 modernization of 35 units at AMP3. Modernization will include kitchen base counter and wall hung to include kitchen sink replacement, new plumbing & counter top tiles.	\$173,823.00	
	GHURA 250 (Q001000004)			\$276,000.00
ID0057	Unit Modernization at Dededo (G35 & G48), 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	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	\$176,000.00	

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<b>Work Statement for Year</b>	<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	
<b>Year</b>	<b>Identifier</b>	<b>Development Number/Name</b>	<b>Quantity</b>	<b>Estimated Cost</b>
2021				
	ID0062	(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)-Commons,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)	spall, exposed rebar, cracks at roof and beams and building structure.	
		Renovation of Multi-Purpose Building at Toto (G250)(Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Doors,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Gutters - Downspouts,Non-Dwelling Exterior (1480)-L-landings and Railings,Non-Dwelling Exterior (1480)-Lighting,Non-Dwelling Exterior (1480)-Paint and Caulking,Non-Dwelling Exterior (1480)-Roofs,Non-Dwelling Exterior (1480)-Windows,Non-Dwelling Interior (1480)-Administrative Building,Non-Dwelling Interior (1480)-Common Area Bathrooms,Non-Dwelling Interior (1480)-Common Area Finishes,Non-Dwelling Interior (1480)-Common Area Flooring,Non-Dwelling Interior (1480)-Common Area Painting,Non-Dwelling Interior (1480)-Doors,Non-Dwelling Interior (1480)-Electrical,Non-Dwelling Interior (1480)-Mechanical,Non-Dwelling Interior (1480)-Plumbing,Non-Dwelling Interior (1480)-Security,Non-Dwelling Interior (1480)-Shop Non-Dwelling Interior (1480)-Storage Area,Non-Dwelling Site Work (1480)-Asphalt - Concrete - Paving,Non-Dwelling Site Work (1480)-Curb and Gutter,Non-Dwelling Site Work (1480)-Fencing,Non-Dwelling Site Work (1480)-Lighting,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities,Non-Dwelling Site Work (1480)-Storm Drainage)	Subtotal of Estimated Cost	\$100,000.00
				\$1,395,767.00

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<b>Work Statement for Year</b>	<b>5</b>	<b>2022</b>			
<b>Identifier</b>	<b>Development Number/Name</b>		<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
	AUTHORITY-WIDE (NAWASD)				\$247,626.00
ID0063	Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)		Planning, implementation and monitoring activities to include supplies in support of these activities.		\$139,576.00
ID0064	Audit Costs(Contract Administration (1480)-Audit)		Audit costs		\$750.00
ID0065	Fees and Costs(Contract Administration (1480)-Other Fees and Costs)		A/E staff salaries and benefits, sundry (direct costs)		\$105,000.00
ID0066	Advertisement(Contract Administration (1480)-Other Fees and Costs)		Advertisement for CFP related public comment requirements, projects requiring advertisements such as invitation for bid and request for qualifications.		\$2,300.00
	GHIURA 250 (GQ001000001)				\$185,000.00
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 5 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 spill, exposed rebar, cracks at roof and beams and building structure.		\$110,000.00

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<b>Work Statement for Year</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
5 2022				
ID0071	GHIURA 100 (GQ001000002)	Renovate and Replace Exterior and Security Screen Door at Agana Heights, Mongmong, Sinajana (G250), Asan (G26) Dwelling Unit-Exterior (1480)-Exterior Doors and Showers	Completely remove and replace 18 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.	\$75,000.00
ID0068		Flooring (non cyclical),Dwelling Unit-Interior (1480)-Commodes,Dwelling Unit-Interior (1480)-Electrical,Dwelling Unit-Interior (1480)-Flooring (non routine),Dwelling Unit-Interior (1480)-Kitchen Cabinets,Dwelling Unit-Interior (1480)-Interior Painting (non routine),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 5 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.	\$115,000.00
ID0084		Unit Modernization at Yona (G100), Tafoifo (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 Stairways - Fire Escape,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Landings and Railings,Dwelling Unit-Exterior (1480)-Roofs,Dwelling Unit-Exterior (1480)-Widows,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)-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	Sewer/Water Line Replacement of 9 units at AMP2. Existing waste line int. and ext. completely removed/disposed, vent lines to remain. New waste line (PVC), to connect to existing vents. Work to include floor slab demo, restoration, replacement of floor 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, blkg main shut off valves and other work items associated with construction activities. Existing damaged kitchen base counter cabinets completely removed and disposed. Provide new base counter cabinets, counter tops shall be durable with new 2-compartment stainless steel sink and all	\$100,000.00

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<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>
<b>Work Statement for Year</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0094	New Covered Structure over Existing Basketball Court at Yona G100(Non-Dwelling Exterior (1480)-Canopies,Non-Dwelling Exterior (1480)-Foundation,Non-Dwelling Exterior (1480)-Gutters - Downspouts,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)-Lighting,Non-Dwelling Site Work (1480)-Playground Areas Equipment,Non-Dwelling Site Work (1480)-Signage,Non-Dwelling Site Work (1480)-Site Utilities)	plumbing fixtures, hinges, door handle, catches and cabinet drawer track rollers and other work items associated with construction activities.
	GHURA 99 (GQ001000003)	
ID0069	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) GHURA 250 (GQ001000004)	New Covered Structure over Existing Basketball Court will be Design Built Structure. New covered structure will be Metal Frame structure with complete metal roof sidings, walls will be partially covered (upper half metal wall siding and lower half will be enclosed chain-link fence with two (2) access control gates). Work to include existing Electrical panel up-grade with complete enclosed and control structure, new LED lighting fixtures, resurfaces & marking of existing basketball area, rehabilitate of existing basketball back board rims and supports.
		\$138,000.00

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<b>Identifier</b>	<b>Development Number/Name</b>	<b>General Description of Major Work Categories</b>	<b>Quantity</b>	<b>Estimated Cost</b>
ID0070	Unit Modernization at Dededo (G35 & G48), 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 Stainwell - 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 spill, exposed rebar, cracks at roof and beams and building structure.		\$166,000.00
ID0072	Remove and Replace Exterior and Security Screen Door at Dededo (G35, G48), Toto (G250)(Dwelling Unit-Exterior) (1480)-Exterior Doors	Completely remove and replace 37 units exterior door and jamb at AMF4. Scope of work will include remove and replace security screen door or repair screen door fabric to stainless steel perforated panels and replace latch.		\$150,000.00
ID0085	Complete Interior and Exterior Sewer Line Replacement at Toto (G250)(Dwelling Unit-Exterior (1480)-Building Slab,Dwelling Unit-Exterior (1480)-Carpets -Surface Garage,Dwelling Unit-Exterior (1480)-Decks and Patios,Dwelling Unit-Exterior (1480)-Exterior Paint and Caulking,Dwelling Unit-Exterior (1480)-Foundations,Dwelling Unit-Exterior (1480)-Kitchen Cabinets,Dwelling Unit-Exterior (1480)-Plumbing,Dwelling Unit-Exterior (1480)-Tubs and Showers,Dwelling Unit-Exterior (1480)-Water Lines (Mains)	Sewer/Water Line Replacement of 9 units at AMF4. Existing waste line int. and ext. completely removed/disposed vent lines to remain. New waste line (PVC), to connect to existing vents. Work to include floor slab demo, restoration, replacement of floor 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. Existing damaged kitchen base counter cabinets completely removed and disposed. Provide new base counter cabinets, counter tops shall be durable with new 2-compartment stainless steel sink and all plumbing fixtures, hinges, door handle, catches and cabinet drawer track rollers and other work items associated with construction activities.		\$97,503.00
		Subtotal of Estimated Cost		\$1,395,767.00

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<b>Development Number/Name</b>	<b>Estimated Cost</b>
<b>General Description of Major Work Categories</b>	
Housing Authority Wide	
Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	\$215,737.00
Audit Costs(Contract Administration (1480)-Audit)	\$750.00
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
Green Physical Needs Assessment, Energy Audit and Section 504 Compliance(Contract Administration (1480)-Other Fees and Costs)	\$108,294.00

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<b>Work Statement for Year</b>	<b>Development Number/Name</b>
	<b>General Description of Major Work Categories</b>
1	
	Subtotal of Estimated Cost
	\$483,557.00

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<b>Work Statement for Year</b>	<b>2019</b>
<b>Development Number/Name</b>	<b>Estimated Cost</b>
<b>General Description of Major Work Categories</b>	
Housing Authority Wide	
Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	\$139,576.00
Audit Costs(Contract Administration (1480)-Audit)	\$750.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$105,000.00
Advertisement(Contract Administration (1480)-Other Fees and Costs)	\$5,300.00
Legal Services(Contract Administration (1480)-Other Fees and Costs)	\$1,000.00
Operations(Operations (1406))	\$13,000.00

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<b>Work Statement for Year</b>	2019
<b>Development Number/Name</b>	
<b>General Description of Major Work Categories</b>	
<b>Subtotal of Estimated Cost</b>	\$264,626.00

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<b>Work Statement for Year</b>	<b>3</b>	<b>2020</b>
<b>Development Number/Name</b>		<b>Estimated Cost</b>
<b>General Description of Major Work Categories</b>		
Housing Authority Wide		
Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)		\$139,576.00
Audit Costs(Contract Administration (1480)-Audit)		\$750.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)		\$105,000.00
Advertisement(Contract Administration (1480)-Other Fees and Costs)		\$2,300.00
Legal Services(Contract Administration (1480)-Other Fees and Costs)		\$1,000.00
Management Improvements(Management Improvement (1408)-Staff Training)		\$15,000.00

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<b>Work Statement for Year</b>	3
	2020
Development Number/Name	Estimated Cost
General Description of Major Work Categories	
Relocation(Contract Administration (1480)-Relocation)	\$34,000.00
Subtotal of Estimated Cost	\$297,626.00

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<b>Work Statement for Year</b>	<b>2021</b>
<b>Development Number/Name</b>	<b>Estimated Cost</b>
<b>General Description of Major Work Categories</b>	
Housing Authority Wide	
Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)	\$139,576.00
Audit Costs(Contract Administration (1480)-Audit)	\$750.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)	\$105,000.00
Advertisement(Contract Administration (1480)-Other Fees and Costs)	\$2,300.00
Operations Costs(Operations (1406))	\$50,318.00
Management Improvement(Management Improvement (1408)-System Improvements)	\$30,000.00

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<b>Work Statement for Year</b>	<b>4</b>	<b>2021</b>
<b>Development Number/Name</b>		
<b>General Description of Major Work Categories</b>		
Subtotal of Estimated Cost		\$327,944.00

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<b>Work Statement for Year</b>	<b>Development Number/Name</b>	<b>Estimated Cost</b>
<b>General Description of Major Work Categories</b>		
Housing Authority Wide		
Administrative Costs(Administration (1410)-Salaries,Administration (1410)-Sundry)		\$139,576.00
Audit Costs(Contract Administration (1480)-Audit)		\$750.00
Fees and Costs(Contract Administration (1480)-Other Fees and Costs)		\$105,000.00
Advertisement(Contract Administration (1480)-Other Fees and Costs)		\$2,300.00
Subtotal of Estimated Cost		\$247,626.00