



BIEN VENIDA (WELCOME)

117 Bien Venida Avenue, Sinajana, GU 96910
PHONE: 477-9851 TTY: 472-3701 FAX 472-7565
website: www.ghura.org

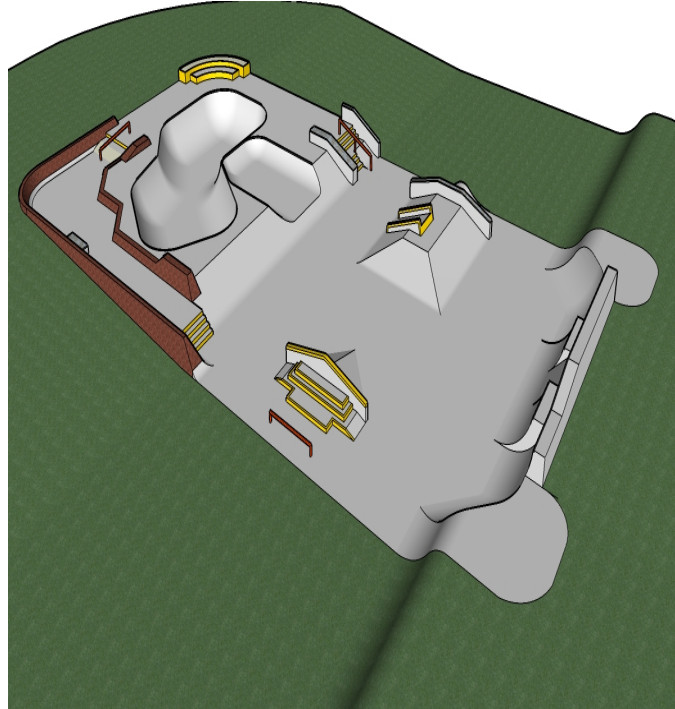


“BUILDING OUR FUTURE ... ONE PROJECT AT A TIME” RIBBON-CUTTING CEREMONY: **SKATE PARK**

By Ronald S. De Guzman, Executive Director

After months of waiting we are here to commemorate the new skate park. I have never been involved with a project that generated so much anticipation as this new skate park.

This project has been challenging at every turn. Finding a suitable alternate site was the first challenge after it was determined that the original site, the back corner of the Dededo Sports Complex, was too close to GPA’s fuel tanks. Thanks to Mayor Savares and the folks at the Department of Parks and Recreation we resolved this problem.



Our second challenge was getting the contractors to participate in the design build request for proposal. We had to issue a second request for proposal because of glitches with the first go-round. We are excited with the proposal submitted by Maeda Pacific and we believe the skating community will enjoy a first class skate park.



This skate park will liven up family conversations around the dinner table. We will learn that a half pipe and a vert ramp are one and the same thing. And we will learn new skate park lingo to common words like old school, fishbowl, steps, ledges and handrails.

Throughout the year, GHURA continues to celebrate its 45th anniversary by “Building our future, one project at a time”. One of the many celebrations a few months ago was the groundbreaking for this skate park. Here we are again in line with our 45th anniversary, with a different celebration, the ribbon cutting for this skate park.

SKATE LINGO

Half-Pipe: A U-shaped type of ramp that is ridden as part of Vert skating. Skaters drop in at one end, skate to the other side, to a trick on the other end, and repeat the back-and forth motion. Half-Pipes are so-called because they resemble a full-pipe cut in half.

Kicker or Launch ramp: A small ramp designed for catching air off of. Skaters usually just ride off them, ollie off them, or perform flip tricks off of them.

Sept / Oct 2007
Volume I, Issue 7

Inside this issue:

“Building our Future ... One Project at a Time”	2
Housing Programs Questions and Answers	3
Employees Corner	4



UPCOMING EVENTS

October 31
Halloween

November 1
Ribbon-Cutting Ceremony
Skate Park

BOARD MEETINGS
Nov. 1, 8, 21

November 21
Thanksgiving Luncheon
Transfer/Donation of 20
Computers to GPSS

HOLIDAYS
Nov. 2—All Soul’s Day
Nov. 12—Veterans Day
(Nov. 11)
Nov. 22—Thanksgiving





“BUILDING OUR FUTURE ... ONE PROJECT AT A TIME”

BARRIGADA FIRE STATION



Building Housing, Building Success

*By Gina Cura, Planner I
RPE Division*



On August 12-23, 2007, several staff from the Community Development (CD) and the Research, Planning & Evaluation

(RPE) Divisions attended the Building Housing, Building Success training sponsored by the HUD Honolulu Field Office and Rural Community Assistance Corporation (RCAC). The training, held at the Guam Marriott Resort and Spa, focused on Strengthening Affordable Housing Programs in Guam and the Northern Marianas.

During the three-day training, Bruce Newman and Dennis Newburn, RCAC representatives, provided technical assistance to the attendees. Among the attendees were staff from the Northern Marianas Housing Authority, Catholic Social Services, Habitat for Humanity, U.S. Department of Agriculture, Rural Development Division, and Micronesia Self-Help Corporation, to name a few.

The purpose of the training was to provide the attendees with information on the key steps in the affordable housing development process; provide specific information for carrying out project development with HOME funds, including program administration; identify Federal Requirements and how they might impact your proposed project.

The training consisted of HOME overview, Project Concept and Capacity, Market and Site Feasibility, Homeowner Rehab, Homebuyer Activities, Rental-Project Budgets, Rental-Financial Projections, Financing Mechanisms, Construction, Asset Management, National Environmental Policy Act, Uniform Relocation Act, Labor Standards, Civil Rights, Section 3, Case Study, Self-Help Housing Models, Organizational Capacity, and Green Building.

Presenters from RCAC kept the attention of the attendees throughout the training with their phenomenal ice-breakers, class participation projects, and on the last day, a Jeopardy Game – the winner’s table included GHURA’s staff! As enthusiastic as it may sound, the three-day training was filled with a great deal of information. As a result, CD and RPE have used the information from the training to implement in their existing and upcoming projects. More insight on the training will be discussed, and plans for future implementation are a work in progress.

MORE SKATING LINGO: Roll-in

A type of ramp designed specifically for riding down. Skaters rarely perform tricks on these, nor do they ride up them (unless they are getting back up to the top for another run). These ramps are designed to give a skater maximum momentum as he rockets down them, so he gains enough speed to attempt large obstacles ahead.



HOUSING PROGRAMS Questions and Answers

HAP UTILIZATION AND “UNIT MONTHS”

Q: We have two questions concerning units months and our annual contributions contract (ACC) for the voucher program: (1) If we have 2007 HAP funds available, can we use the funds to house additional families? (2) Are total unit months calculated on our PHA fiscal year or the calendar year?

A: The answer to your first question is easy: Yes. If you have 2007 HAP funds available, you may use the funds to house additional families **up to your authorized baseline**.

The answer to your second question depends upon the context. When you're filling out your financial reports, the number of unit months available or leased depends upon the reporting period in question. In the context of your year-end financial statements, it's your PHA fiscal year. On the other hand, when you're trying to determine whether you will be overleased in 2007, it's the calendar year, since Congress now appropriates HAP funds on a calendar year (CY) basis. You may use up all of your HAP funding for CY 2007, but you may not lease more unit months than you are authorized to lease in CY 2007. (excerpt from NMA)

SPOUSE AS LIVE-IN AIDE

Q: Is a spouse automatically prohibited from being a live-in aide, or can an exception be made for a disabled head of household?

A: HUD provides the following regulatory definition of live-in aide:

Live-in aide means a person who resides with one or more elderly persons, or near-elderly persons, or persons with disabilities, and who:

- (1) Is determined to be essential to the care and well-being of the persons;
- (2) Is not obligated for the support of the persons; and
- (3) Would not be living in the unit except to provide the necessary supportive services.

Since a spouse would not meet either the second or the third criteria in this definition, he or she would not qualify as a live-in aide under HUD rules. This does not mean, of course, that a spouse cannot provide care to a disabled head of household. It simply means that the spouse must be considered a member of the assisted family, not a live-in aide.

You'll find the regulatory definition of live-in aide at 24 CFR 5.403.

Business

In the business world, everyone is paid in two coins: cash and experience. Take the experience first; the cash will come later. ~Harold Geneen

Customer Service (by ETS)

A warm greeting will make the customer's experience enjoyable.

Working together we can resolve it!

ASSET MANAGEMENT

Q: Can PHAs that have a central warehouse charge a mark-up on stored equipment?

A: A PHA must organize services “in the best interests of the project.” To operate a central warehouse, a PHA must first demonstrate that such arrangements are cost-effective. If such is the case, the PHA must charge not more than the market rate for the goods or services provided and not more than what a similar project would pay under normal site-based management operations.

Q: Can COCC employees spend time at an AMP to cover for AMP personnel while they are out on vacation?

A: Yes. Similar to question nine, above, certain circumstances may warrant a temporary assignment of an employee from COCC to an AMP. The cost of the employee temporarily assigned to the AMP should be limited to the extent of services performed on behalf of the AMP. The COCC cannot charge the AMP more than the rate that would normally be paid for the employee whose absence is being filled.

Q: Is the development fee a one time fee, or can I charge it over the life of the project?

A: The development fee may be accrued and paid throughout the duration of the development cycle. However, it may not be charged throughout the serviceable life of the project.

Q: If a PHA's IT department makes a repair to a computer at an AMP, can it charge a fee for that work?

A: If the service is AMP-specific, then a fee-for-service, similar to centralized maintenance, is allowable. The market rate requirements also still apply. Or, the PHA can charge the project the actual costs for the centralized IT employee's time.

Q: Can the COCC charge rent to the Section 8 HCV program if the building where the space is located was purchased/acquired/maintained with non-public housing funds? Moreover, would these funds be considered non-program income?

A: A PHA could charge rent to the Section 8 Voucher program for space not purchased/acquired/maintained with public housing funds. Such rental income would be considered non-program income.

Q: Can the COCC charge AMPs/programs for legacy vacation liabilities if the liability increases as a result of pay raises for the affected personnel?

A: Vacation liabilities are generally applicable to existing employees, and therefore are generally not legacy liabilities. The accrued vacation should be assigned to the AMP/COCC where the employee is assigned at the adoption of asset management. The liability would then follow the employee, i.e. in the event of a transfer to another AMP, COCC.



EMPLOYEES CORNER

Pictured from L-R: LeAnn Castro, Kimberly Bersamin, Joycelyn Aguon, Raquel Colon, Philly San Nicolas, Teresa Blas, Jildo DeNorcey; Photographer: Benny Pinaula



Ms. Raquel Colon, Marketing Manager for Nan McKay & Associates, visited GHURA on October 16-17. From her meeting, she assessed GHURA's needs on future trainings that would best suit the Authority. She anticipates that NMA would provide trainings on Guam and that other housing authorities would visit our beautiful island.

GHURA GIRL GOES WARRIOR



I would like to thank all of you for everything that you have done for me. Even though I might not remember exactly what it is that you have done, but thank you anyway. Everyone here at GHURA is and will always be my family especially for those that I have worked closely with. And to all of you I will always remember every event (Christmas parties, labor day picnics, and all our little gatherings) that we have shared. I will always cherish every moment of it. GHURA wishes Roseann Chaco the best of luck in her basic training.

Warriors lead the way ... HOOAH!



FOODS THAT HEAL

- APPLES**—Protects your heart, Prevents constipation, Blocks diarrhea, Improves lung capacity, and Cushions joints
- APRICOTS**—Combats cancer, Controls blood pressure, Saves your eyesight, Shields against Alzheimer's, and Slows aging process
- ARTICHOKES**—Aids digestion, Lowers cholesterol, Protects your heart, Stabilizes blood sugar, and Guards against liver disease
- AVOCADOS**—Battles diabetes, Lowers cholesterol, Helps stop strokes, Controls blood pressure, and Smooths skin

Carrot-Apple Smoothie



Packed full of vitamin A, this carrot-apple blended smoothie is the perfect jump-start to any morning.

Prep: 10 min. **Chill:** 1 hour
Cook: 20 min.

Ingredients:
3 med. carrots, peeled and sliced (1-1/2 cups); ¾ cup boiling water;
1-1/2 cups apple juice

In a small saucepan cook carrot, covered, in the 3/4 cup boiling water about 20 minutes or until very tender. Cool. Transfer carrots and cooking liquid to blender container. Add apple juice. Cover; blend until carrot is smooth. Add additional apple juice to make of desired consistency. Chill. Makes 3 (3/4-cup) servings.



HAPPY BIRTHDAY

NOVEMBER

- Melba Cruz Nov 1
- Tina Marie Cruz Nov 1
- Noranette Martinez Nov 2
- ALL SOULS' DAY—HOLIDAY (Friday) NOV 2**
- Albert Santos Nov 8
- John San Agustin Nov 11
- VETERANS DAY—HOLIDAY (Monday) NOV 12**
- Denice Iglesias Nov 18
- Patricia Mesa Nov 20
- THANKSGIVING—HOLIDAY (Thursday) NOV 22**
- Henry Cruz Nov 26
- Jesse Anderson Nov 30

DECEMBER

- Rose Castro Dec 3
- Robert Lujan Dec 4
- OUR LADY OF CAMARIN - HOLIDAY (Friday) DEC 7**
- Ernesto Navarro Dec 9
- Jesse Rosario Dec 9
- John David Ishmael Dec 14
- Angeles Mariur Dec 16
- Maria Olivares Dec 16
- Joseph San Nicolas Dec 23
- Eddie Camacho Dec 23
- CHRISTMAS DAY—HOLIDAY (Tuesday) DEC 25**
- Paul Pangilinan Dec 27
- Joseph Jr. Duenas Dec 30
- NEW YEAR'S EVE Dec 31**

