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GHURA UNVEILS THE SALVATION ARMY LIGHTHOUSE RECOVERY CENTER



The **Salvation Army in partnership with GHURA** secured funds through the Community Development Block Grant (CDBG) Program in the amount of **\$1.5M** for the construction of a new residential treatment program facility in Tiyan.

The Salvation Army Lighthouse Recovery Center (LRC) has provided shelter and services to men recovering from homelessness, drug abuse and unemployment for the last ten years. With the expanded facility The Salvation Army will have the accommodations needed to address the growing number of individuals needing these types of services.

The new facility is a two-story 10,000 sq. ft. structure that includes a kitchen, dining room, living room, restrooms, study room, activity/recreation room and offices. Not only will the increase of the facility enhance access to transitional housing for homeless men with substance abuse problems but will also provide adequate space to provide counseling, self-sufficiency classes, vocational training, and other supportive services. The new facility will allow The Salvation Army staff to service 40 individuals per year in the residential program and at least 230 individuals in their outpatient programs.

The Design and Construction of the facility was awarded to P & E Construction, the scheduled completion is April 14, 2009.



Creating Victories from

Tenancy to Homeownership Mission Statement

To provide the highest standards of program management and service through collaboration with our Section 8 Tenants and Landlords integrating FSS and Homeownership opportunities by fostering teamwork, integrity and account-

See **SECTION 8 PROGRAM** pages 4 & 5

**Jan-March 2009
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UPCOMING EVENTS

RIBBONCUTTING:

April 14, 2009 @ 11:00a.m.
Salvation Army's
Lighthouse Recovery Center

Board Meetings:

10:00a.m.
GHURA's Sinajana Office
First Floor Conference Room
- **APRIL 9th & 23rd**
MAY 14th & 28th
JUNE 11th & 25th



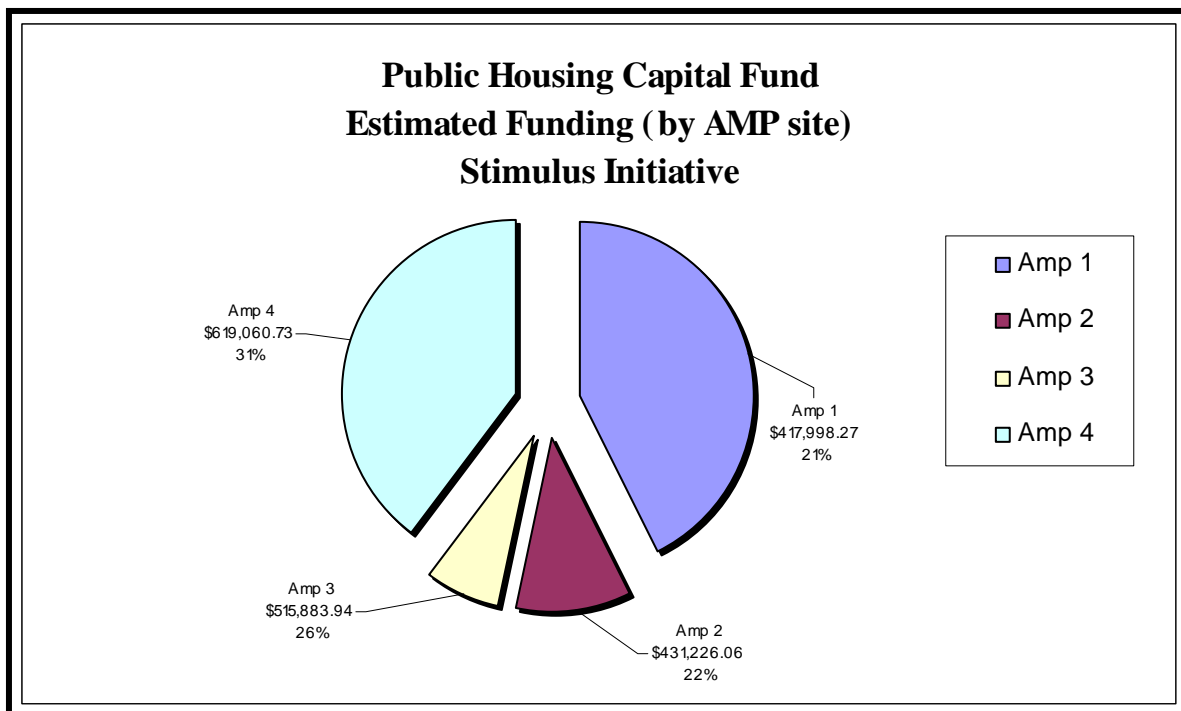
PUBLIC HOUSING

RECOVERY ACT PROVIDES NEW CAPITAL FUNDS

The **American Recovery and Reinvestment Act of 2009** (ARRA), formerly known as the Stimulus Bill, was signed into law on February 17, 2009. This Act provided \$4 billion for the Public Housing Capital Fund. Of the \$4 billion, \$3 billion was allocated by formula, and \$1 billion will be allocated competitively.

HUD allocated the formula portion of the funding to all housing authorities through the normal Capital Fund funding formula. Since capital improvements provide more economic value than other housing activities, The Recovery Act capital funds are to be used exclusively for capital improvements.

The Authority received \$1,984,169 under the Recovery Act. In order to address the timely use of these funds, the Authority has identified the following projects: exterior painting, roof coating/heat reduction, and kitchen cabinet/countertops, to name a few. Below is a breakdown of the funds per AMP site.



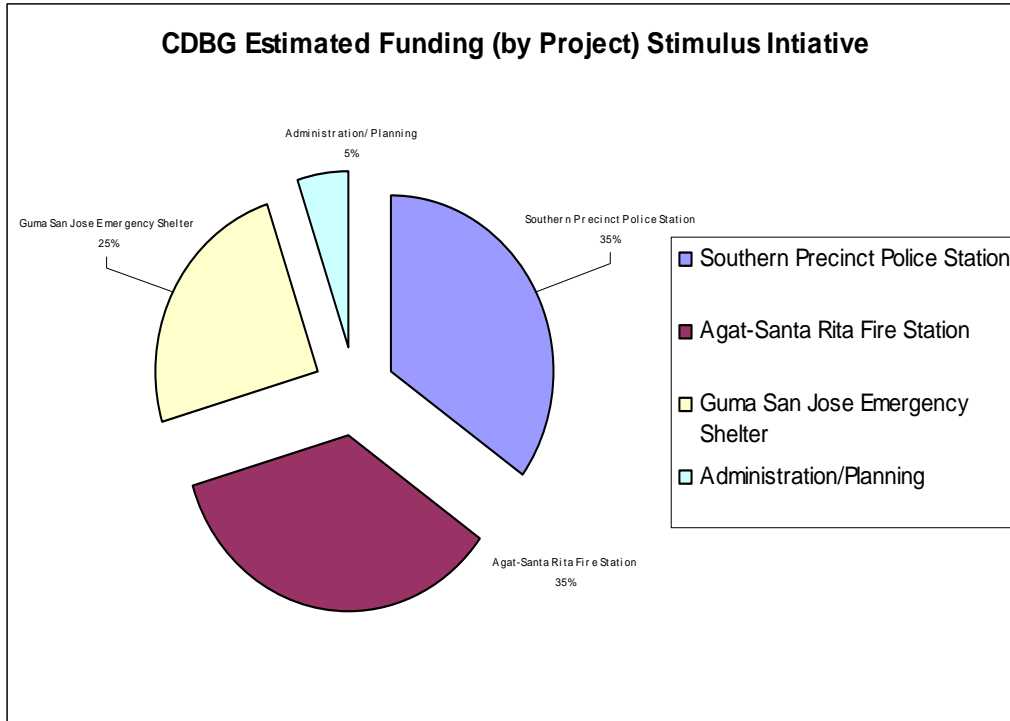
AMP Site	Estimated Dollars from Stimulus Initiative	Proposed Projects
Amp 1	\$842,640.00	Exterior Painting (GH250), Roof Coating/Heat Reduction (GH250), Kitchen Cabinets/Counters (GH250)
Amp 2	\$215,440.00	Roof Coating/Heat Reduction (GH28), Kitchen Cabinets/Counters (GH100)
Amp 3	\$136,050.00	Kitchen Cabinets/Counters (GH99)
Amp 4	\$790,039.00	Exterior Painting (GH250/GH35), Roof Coating/Heat Reduction (GH250), Kitchen Cabinets/Counters (GH250)



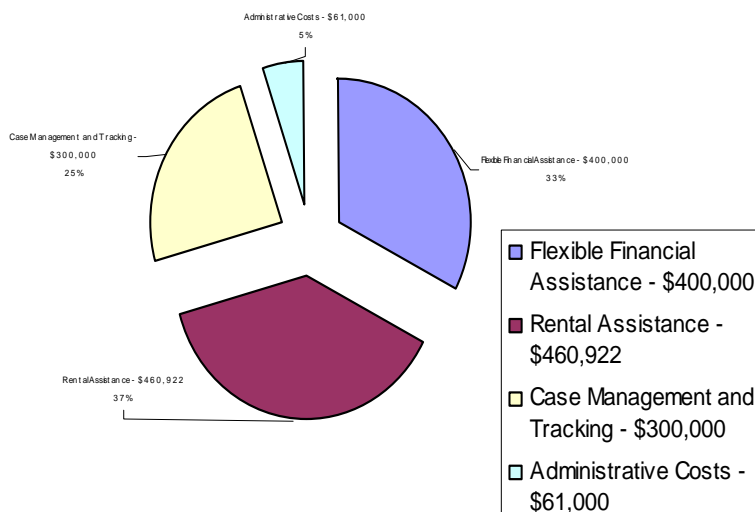
Community Development Block Grant—RECOVERY

GHURA receives \$2,851,151

The Community Development Block Grant (CDBG) program enables local governments to undertake a wide range of activities intended to create suitable living environments, provide decent affordable housing and create economic opportunities, primarily for persons of low and moderate income. Under the Recovery Act, recipients shall give priority to projects that can award contracts based on bids within 120 days of the grant agreement. (below is a list of projects that will be funded under this CDBG fund)

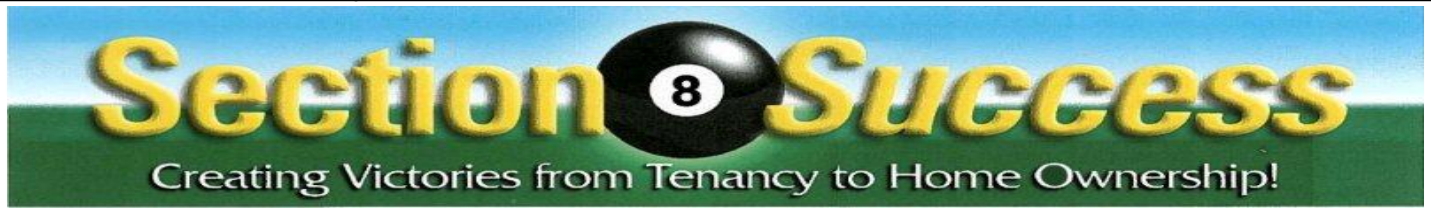


HOMELESS PREVENTION PROGRAM (proposal)



GHURA receives \$1,221,922

The **Homelessness Prevention Fund** will provide financial assistance and services to prevent individuals and families from becoming homeless and help those who are experiencing homelessness to be quickly re-housed and stabilized. The funds will provide for a variety of assistance, including: short-term or medium-term rental assistance and housing relocation and stabilization services, including such activities as mediation, credit counseling, security or utility deposits, utility 10payments, moving cost assistance, and case management.



FAMILY SELF-SUFFICIENCY PROGRAM

A Unique Opportunity for Promoting Employment and Savings

The Family Self-Sufficiency (FSS) Program is a program established by HUD to assist our tenants set career goals for themselves, save some money, and get off public assistance. The program provides participants with out-reach opportunities for education, job training, counseling, and savings growth. When participants meet established goals, and off public assistance for 1 year, they may withdraw from their escrow accounts for any purpose after 5 years. For more information regarding the FSS program, contact Program Coordinators, **Evangeline Ojeda at (671) 475-1333** or **Evangeline Cepeda at (671) 475-1367**



Norma San Nicolas
Administrator
normasn@ghura.org

For the past 46 years, GHURA has played a key role in our community through the Section 8

Housing Choice Voucher Program providing housing options and allowing program participants to select privately owned housing of their choice. A primary goal of the program is to assist participants with limited financial resources transition from tenancy to homeownership, while integrating family self-sufficiency and first-time affordable homeownership opportunities.

Concurrently, we are working on implementing outreach programs to enhance the quality of life of our participants and a landlord forum to keep owners abreast of new HUD regulations, as well as an opportunity to network in partnership with us.

It is our goal to serve our Section 8 community with as much efficiency within our means.

We welcome your input and if, at any time, you feel that you have received anything less than the best possible service from us, please let us know.

INFORMATION CORNER: TRAINING—COUNSELING—EDUCATION

January 12, 2009 to April 22, 2009 GED Adult Course (End of classes)
Classes will be held at Catholic Social Services

August 2009 GED Adult Course scheduled for sometime in August
FSS participants will be informed by June 2009 of the upcoming class schedule
Classes will be held at Catholic Social Services

January - June 2009
Adult Issues Training: Employment, Transportation, Housing

Ongoing: Guam Developmental Disabilities Council/Vocational Rehab
Department of Mental Health/DISID
Job Training and Placement
Department of Labor
One Stop Career Center
Apprenticeship Training Program
(4 year program) GPA & U.S. Department of Labor

GHURA was recently awarded \$53,672 for the Section 8 HCV Program's FSS Program Coordinator to provide support to our FSS participants enabling them to achieve their goals toward achieving self-sufficiency. GHURA captured this first time competitive award through its innovative work in partnership with community-based organizations and the private sector in promoting economic independence and homeownership opportunities. Through this grant, our FSS Program Coordinator will be able to continue expanding resources and services in coordination with public and private entities.

Congratulations GHURA!



Section 8 Success

Creating Victories from Tenancy to Home Ownership!

TRANSFORMATION: FROM TENANCY TO HOMEOWNERSHIP



Evangeline "Vangie" Ojeda, Program Coordinator I, is familiar to 135 Section 8 tenants enrolled in the Family Self-Sufficiency (FSS) program. Vangie oversees the Section 8 FSS Program and the First-Time Homebuyer HCV Homeownership Program. Before joining in 1999, Vangie's pursuit of the American dream was a challenging feat. With assistance under the Pell Grant, Vangie received her BA degree in Business Administration in 1984, and subsequently worked for GTA until 1995 as an unclassified employee. Upon ending her employment there, Vangie applied for positions with private businesses and Government of Guam agencies. However, the doors continued to close behind her being told she did not have either enough experience or that she was overqualified. Discouraged but not pressed down, Vangie kept her hope alive, and pressed in even greater in her faith to help get her through. Vangie said, "at the time, I had no alternative but to rely on the Lord and public assistance", to survive as a single parent. Becoming a Section 8 tenant in 1998 provided her with opportunities to receive more job related training and work experience under the FSS program. As a program participant, GHURA hired Vangie as a limited term employee and subsequently to her permanent position as Program Coordinator. With her completion of the Section 8 Homeownership Education courses she applied what she learned to help prepare her transition from tenancy to homeownership. Four years later, in 2002 Vangie realized her dream and moved into her new home with her daughter, Raylene.

Vangie's journey from a Section 8 Tenant to Homeowner is a true testament of the FSS Program's reality and success!

To all of the FSS program participants, do not lose hope in your dreams. With commitment and perseverance, you too can realize your desires of a financially lucrative career toward achieving homeownership by taking advantage of programs available through Ghura.



Veterans Affairs Supportive Housing (HUD-VASH) Program

In October 2008, GHURA received notice from the Office of the Assistant Secretary for Public and Indian Housing to administer the tenant-based Section 8 Housing Choice Voucher rental assistance under the **HUD-Veterans Affairs Supportive Housing (HUD-VASH) program**. GHURA received ten VASH vouchers and partnered with the Department of Veterans Affairs Community-Based Outpatient Clinic located at the U.S. Naval Hospital in Agana Heights. Norma San Nicolas, Section 8 Administrator and Vangie Cepeda, Section 8 Program Coordinator met on several occasions with Mr. Greg Borja, Guam's VA representative to discuss implementation and requirements of the VASH.

YOU CAN READ MORE ABOUT OUR

"VASH" PROGRAM

IN OUR JULY 2009 NEWSLETTER



From the Desk of the Executive Director



Benny A. Pinaula
bpinaula@ghura.org

Buenas yan Hafa Adai,

The current global financial crisis is all-encompassing, even affecting us here on Guam, our road to economic prosperity or even simple financial security appears to yo-yo further away from us each passing day. With every fresh copy of the PDN or another edition of the 6 o'clock news, we're dealt another dose of bad financial news, leaving us and our working families wondering when the wave of terrible reports will finally retreat making way for our eventual up-hill journey to get back into the "black" or at least to get our heads above water. The financial crisis effect varies from family to family depending on the magnitude of debt one's family owns. And then there are those, because of situations beyond their control will never get out of debt, then the question becomes, "What's next?."

At this point and time is where your help comes in, you see GHURA historically has always been well positioned to step up to the plate during a national crisis and help, and now more than ever your help is much needed by all those who have been affected by this crisis. In this newsletter issue you will learn that with the help of Governor Camacho and President Obama, GHURA will be receiving a little over six-million dollars from the stimulus bill, to be used to stem the tide of this unfortunate and uncalled for crisis. These extra monies are in addition to our yearly allotment, and will be going towards Capital improvement projects for our Public housing, CDBG project; such as the southern Fire and Police stations, Guma San Jose, and numerous homeless programs under RPE. These funds will be ear marked for shovel-ready projects that can be implemented within 120days of the signing date of the American Re-investment and Recovery Act. We are so fortunate that this is aid is so timely because as you are keenly aware, GHURA and the Governor's office for a number of years has had numerous plans in place to help our families and communities with no readily available funding. However, the good news is that the situation is now reversed, we've secured the funding and now these projects can go forward and become a reality. If you take a look back to the 1930's hard working families of the Depression era, they weren't as fortunate as us and nor did the Federal Government at that time immediately step in to help them. They were left to struggle alone and asked to be patience by allowing the market forces to heal it-self and let the natural economic cycle rebound on an extended timetable. Today, some would argue that it's precisely because of that tragic error in judgment, that we've learned the lessons of the past and that what is called for today is for big government to come to the rescue immediately. Be as it may, as we go about our daily workload, let us be mindful of each other and our customers. The task at hand is to ban together and put in more effort in helping our families and our community copes with this crisis. We can accomplish this by offering the best customer service we can and to house these working families in timely basis. I also realize, there is no way we can solve everyone's housing needs with a single stroke of the wand, but what we can do to help, is to become better listeners with a little more understanding and compassion towards our client's needs.

On that note, and on behalf of the BOC and executive management, I would like to thank all of you for all your support and for the all the hard work you continue to contribute on a daily basis. "Please keep up the good job and may God bless you and your family". **Biba GHURA and Biba mes Chamorro!**

Most Respectful,

Build Up....Build Up.....Build Up



The Housing Subcommittee has been hard at work trying to address the potential housing impacts of the military buildup. GHURA has been a leader in this charge to tackle issues like more affordable housing, homelessness, and rental assistance. On March 26, 2009, the Housing Subcommittee had the opportunity to tell the Legislature about the subcommittee concerns, what has been done to address these concerns, and what will be done in the future.

In our last article about the military buildup, GHURA had just started the process to begin the Guam Comprehensive Housing Study. Today, the study is well underway and data collection is ongoing. When this study is completed in the summer of 2009,

GHURA can lead the way to planning for the buildup with valid information about housing on Guam. How many homes will be needed for this increase in population? Where will our community be willing to live? This study and the housing model that will come from the study will be able to provide us with answers to these questions.

In months to come, GHURA and the Housing Subcommittee will examine the barriers to affordable housing, develop fair housing legislation, prepare a budget request for FY 2011, and create a housing plan. Each task is one step towards creating a community with **ADEQUATE and AFFRODABLE HOUSING for EVERYONE.**



BOARD OF COMMISSIONERS



Earlier this year Governor Felix P. Camacho appointed two additional individuals to GHURA's Board of Commissioners, **Mr. Jose Guevara**, former President of Guam Housing Corporation and **Mrs. Cecile Bamba Suda**, who has over 30-years of experience in the Private Sector. On February 26, 2009 the 30th Guam Legislature confirmed the appointment of Mr. Jose Guevara and the confirmation hearing for Mrs. Suda has been scheduled for April 9, 2009.

HUMAN RESOURCES



Employee Fitness & Wellness Program

On your mark...Get set...GO!

Well, sometimes it's not that easy to get started on a health fitness program, and often we find more excuses why we can't engage in a workout activity, but for those who are serious about undertaking a fitness regimen, the Employee Fitness and Wellness Program (EFWP) is for you!

Adopted by the Board of Commissioners in fiscal year 2004, the EFWP is still a viable employee benefit program designed to allow employees the opportunity to become involved in a healthy lifestyle. Some benefits gained as a participant in a fitness and wellness program include: improved health; improved sense of well-being; improved appearance; enhanced social life; and increased stamina.

In a nutshell, the program guideline allows an employee during the working hours up to one (1) hour, not to exceed three (3) times a week, for participation in fitness and wellness program (subject to certain conditions).

So let's get active, and **Get Up And Move!**

For more information regarding program guidelines, please contact the Human Resources Division.

(Disclaimer: Before engaging in any physical activity, it is recommended that you first consult with a medical professional.)

EMPLOYEE RECOGNITION PROGRAM

The Commitment to Excellence



The call recently went out soliciting for nominees who inspired excellence and dedication in public service for the qualifying period beginning January 1, 2008 to December 31, 2008. The response was awesome! This competition will be fierce with a number of nominations entering the battle of the best. Nomination categories included: Employee of the Year; Supervisor/Manager of the Year; Unit/Division of the Year; and Volunteer Service.

Though not all nominees will be winners, contenders should be proud that managers and peers recognized their accomplishments and contributions during the qualifying period. But who are the nominees? You'll have to wait and see.

As it stands now, the performance rating period is closed...the nominations are in...what's next? J

-U-D-G-I-N-G.

Stay tuned for more...

NEW ADDITIONS TO GHURA'S ORGANIZATION

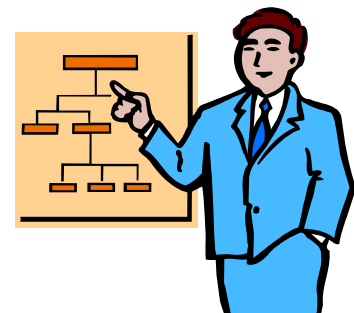
(For period January 1 to March 31, 2009)

New Director Appointment

Employee	Position Title	Division
Benny A. Pinaula	Executive Director	Executive

New Additions

Employee	Position Title	Division
Raymond F.Y. Blas	Deputy Director	Executive
Julius Manabat	Maintenance Laborer	Public Housing-AMP1
Stephen C. Baza	Program Coordinator III	Section 8
Frederick Granillo	Accountant III	Fiscal





Ghura's Employees Association



On March 26, 2009 GHURA's Employee Association Officers, Board of Commissioners, Management and Staff celebrated Chamorro Month and their first quarter birthday bash with a FIESTA style luncheon. Also in attendance were several HUD Officials from the Honolulu field Office (Darlene Kaholokula, Bill Salbaburo, and Jun Chung), Mr. Roque Mendiola, Guam HUD Office as well as the Lt. Governor of Guam, Michael Cruz, MD and Mrs. Jennifer Cruz.

SI YUUS MA' ASE
TO ALL THOSE INDIVIDUALS
WHO MADE THE EVENT A SUCCESS!!!

GO GHURA !!!



Mes Chamoru

