

Salute Our Employees

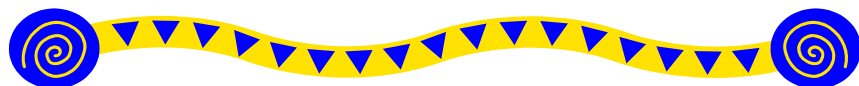


GHURA welcomes the **Employees' Association 2007 Officers:**

Teresa Blas, President
 Florence Francisco, Vice President
 Leann Castro, Treasurer
 Joycelyn Aguon, Secretary
 PearlyJean Mendiola, Advisor
 Rosanne Chaco, Advisor
 Angelina Aflague, Advisor

Welcome Aboard New Members:

Pete Pineda, Section 8
 Paul Pangelinan, Maintenance
 Peter Quintanilla, Maintenance



Farewell and Best Wishes to our exiting members:

Joycelene Tudela, LIPH (Jan 2007)
 Annie Flores, Fiscal (Feb 2007)
 Marvie Reyes, Fiscal (Feb 2007)

Annie Flores, Accounting Technician III, resigned from her position effective February 2, 2007, after over 12 years of service to the agency and the people of Guam.

Marvie Reyes, Accounting Technician II, will be retiring from the agency on February 15th, after over 10 years of service with the agency.

We thank Annie and Marvie for their dedication and professionalism and wish them the best in their lives after GHURA. We will miss them both.

Ms. Laura Henderson resigned her position as a planner with the RPE office at the end of January. An employee of GHURA since 1998 Ms. Henderson was noted for her contributions in developing GHURA's community education and outreach programs including the Freddy Fair Housing ad campaign and GHURA's Citizen Participation Plan. Ms. Henderson also prepared the annual Section 8 Family Self-Sufficiency grant application during her tenure with the RPE office. In 2003 Laura was actively involved as a member of the ad hoc committee that coordinated the relocation of the Community Development, Modernization and RPE offices from Sinajana to the GCIC office building in Hagatna. Ms. Henderson had been on an extended leave as a result of injuries from a car crash in July 2004.

HAPPY BIRTHDAY
JANUARY / FEBRUARY
MARCH

Jesus Naputi Jan 1
 Vangie Ojeda Jan 2
 Raul Hortillosa Jan 3
 Danny Blas Jan 3
 Benny Pinault Jan 6
 Robert Paulino Jan 8
 Felix Pangelinan Jan 16
 Annie Flores Jan 17
 Jildo Denorcey Jan 18
 Amor Say Jan 20

SUPERBOWL Feb 5
 Millie Taitano Feb 7
 Joseph Castro Feb 11
VALENTINE'S DAY Feb 14
 Alvina Castro Feb 25

Bob Hess Mar 8
 Liz Perez Mar 8
 Kathy Taitano Mar 10
 Teresa Blas Mar 12
 Rosie Francisco Mar 12
ST. PATRICK'S Mar 17
 Joann Camacho Mar 18
 PearlyJean Mendiola Mar 20
 Agnes Flisco Mar 25



BIEN VENIDA
(WELCOME)

GHURA

Volume I, Issue I
 January 2007

GROUNDBREAKING FOR CARIDAD APARTMENTS IN MONGMONG

On Tuesday, February 13, Governor Felix P. Camacho is scheduled to be the keynote speaker at the groundbreaking ceremony for the construction of the new Caridad Apartments for consumers of Catholic Social Service's (CSS) Caridad Supportive Service program. The groundbreaking is scheduled for 11 a.m.

Orion Construction has been awarded the construction contract. The total cost of the project is \$1.2 million and is funded under the Home Investment Partnership grant program. Phase I of the project, acquisition of property, cost \$220,000. Phase 2 of the project, design and construction of an 8-unit apartment complex, will cost \$963,000.

The project is an example of the cross-functional project management team effort needed to successfully implement many of GHURA's construction projects. Phase 1 of the project entailed the acquisition of property on which to build an apartment building. The Community Development division provided technical assistance to CSS in developing and implementing the competitive process that was used to acquire the property. The A/E division conducted the environmental review process. A/E is tasked with providing construction management under phase 2, the design and construction of the 8-unit apartment complex. The RPE office prepared the annual grant application and is responsible for the overall grant management reporting and financial management functions.



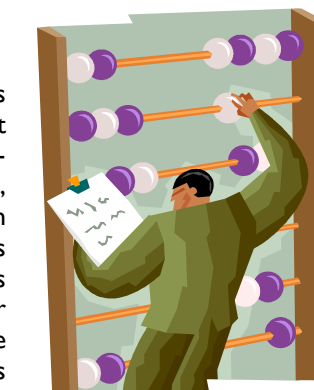
L-R: Executive Director Ronald DeGuzman; Governor Felix Camacho, and Deputy Director Benny Pinault.

Construction of the apartment complex will provide permanent housing for homeless individuals with disabilities who are currently participating in Caridad Supportive Service program operated by CSS. At this time there are 4 consumers participating in the program. GHURA provides funding for the Caridad supportive service program through HUD's supportive Housing Program grant.

2007 HOMELESS COUNT

By Amor Say, Planner II, RPE Division

All communities that receive funding for homeless programs from U.S. Department of Housing and Urban Development (HUD) are mandated to conduct a biennial count of the homeless population beginning January 2005. In response to this, GHURA in partnership with The Salvation Army and the Guam Homeless Coalition conducted a Point-In-Time Homeless Count on January 25, 2007. About one hundred participants from various organizations and private citizens volunteered for this event. Training with 86 attendees was conducted with the involvement of Guam Police Department, Department of Parks & Recreation, Department of Mental & Substance Abuse and Department of Public Health/Division of Senior Citizens.



See COUNT page 3

Inside this issue:

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UPCOMING

- Groundbreaking & Ribbon Cutting**
- Events**
- GPD & GFD**
- Northern Precinct**
- Northern Public Health Center**
- Barrigada Fire Station**
- Dededo Skate Park**
- Agat Youth Center**

AFFORDABLE HOUSING OPTIONS

THE SECTION 8 HOUSING CHOICE VOUCHER PROGRAM

By Norma San Nicolas, Section 8 Administrator



Renting a home in Guam can be a very costly experience for most families. For a middle-income family, trying to make ends meet would mean a lot of scrimping and saving and sticking to a regimental budget. Now, imagine what it would be like for a single parent with two children with an annual income of \$12,000. Making ends meet would simply be impossible without any form of assistance. Unfortunately, this is the reality for most low-income households. Although there are several federally assisted housing programs available nation-wide, the Section 8 Housing Choice Voucher (HCV) Program is probably the most popular affordable housing program. The reason for its popularity is that it gives families the flexibility of choosing where to live and the assistance moving with the family without having to reapply.

In Guam, GHURA's Section 8 HCV Program is currently authorized to assist 2,515 low income families with an annual housing assistance budget of approximately \$28 million. Although assisted housing programs have been around since the Depression era, the HCV Program is one that allows families the choice to rent from private rental markets.

The Section 8 HCV Program is federally funded program through the U.S. Department of Housing and Urban Development (HUD), authorized under "Section 8" of the U.S Housing Act, and it is commonly referred to as the "Section 8 Program". The program provides more than 2 million low income families with subsidy so they can afford decent rental housing in decent communities nation-wide.

LOW INCOME PUBLIC HOUSING PROGRAM

By Beatrice Acosta, Sr. Tenant Relations Advisor

The Low Income Public Housing program, or LIPH, provides low-rent units for families and individuals. Low Income Public Housing units are located throughout the island and come in a range of sizes. Low Income Public Housing residents pay 30 percent of their monthly adjusted income for rent and utilities.

The LIPH allows GHURA to offer affordable, decent, safe and sanitary housing to families who meet the eligibility criteria.

Currently, the LIPH Program is accepting applications for all bedroom sizes.



IMPORTANT REMINDER!

According to PIH Notice 2006-24, the minimum reporting rate for the HUD Form 50058 has increased to **95%**. This Notice also describes sanction policies for PHAs failing to meet the new reporting requirements.

ASTUMBO PROGRAM

By JoLyn Terlaje



Home of M/M Villanueva

As mandated by Public Law 25-129 (Enacted May 22, 2000), GHURA has been authorized to engage in the development of detached single-family dwellings, in the subdivision of Astumbo, Dededo. As mandated by law the Authority shall sell the residential lots and homes at below fair market value, to qualified families or heads of households who are bona fide residents of Guam.

Astumbo Phase II, a total of 36 homes, were built. The GHURA GCIC planning divisions are proud to announce that 31 homes have been sold and the remaining 5 homes are going through final processing with the bank. Needless to say, the homeowners are very happy to finally achieve the dream of homeownership. And it's also very rewarding for the staff to actually be a part of the whole process, from the construction phase of the homes all the way through to turning the home over to a family.

After all, there's no place like home!

COMING SOON

Affordable Home Program at the South ...



Dear Ms. Philly: Q&A Column

Q: Does HUD have a different meaning for must and may in its regulations?

A: The words have different meanings in the dictionary, So when HUD uses one or the other, the choice is significant (as it is in any other context). Must and shall both indicate a mandate. For example, when the regulations state that a family member "must" or "shall" sign one or more consent forms, they mean that this is a requirement for assistance.

May generally indicates an area of authority or discretion. For example, the regulations state that while a PHA "must" deduct certain amounts from annual income, it "may," but is not required to, deduct other amounts in the public housing program. In this case the must and may distinguish mandatory deductions from permissible deductions. Of course if a PHA chooses to adopt permissible deductions, then it "must" establish written policies describing the eligibility requirements for them.

If you have a question that you would like to see answered, please e-mail it to me or drop it off in my mailbox upstairs. Let me know whether your question concerns the public housing program or the voucher program, and include enough details to ensure that I understand what you are asking. I can't promise that I'll answer every question that I receive, but I'll answer as many as I can.



Recently Published For a complete list of Federal Register and Notices published. Please visit HUD Clips at <http://www.hudclips.org/cgi/index.cgi>

Federal Register

01/18/2007 Notice of HUD's Fiscal Year (FY) 2007 Notice of Funding Availability (NOFA); Policy Requirements and General Section to the FY2007 SuperNOFA for HUD's Discretionary Programs.

09/06/2006 Public Housing Operating Fund Program; Guidance on Implementation of Asset Management

PIH Notices

01/31/2007 From the FHEO Office, FHEO enforces LEP obligations

From the Special Applications Center, SAC posts January cluster candidate data

From the PIH Office, PIH posts PIC email reminder & PIH restructure Voucher Program Administration

From the GAO, GAO removes HUD programs from high-risk list

01/30/2007 From Congress, Bill H.R. Res. 20 proposes funding increases for 2007

01/26/2007 From the IG's Office, IG Releases Semi-annual Report to Congress

01/22/2007 From the Federal Register, HUD publishes Final LEP Guidance

01/10/2007 From the EIV Website, Posts EIV User Access Authorization Form

From the Federal Register, VAWA Notice of Information Collection Issued

01/09/2007 From the PIH Office, PIH Reinstates Notice on Designating PH Projects

12/20/2006 From the PIH Office, PIH Updates SS/SSI Verification Requirements

From PIC, PIC warns of Needed Software Patch

12/19/2006 From PIC, Posts Updated TRG and 50058 Error Codes

12/18/2006 From the Asset Management Website, Post PHA Data on Operating Reserves

From PIC, Provides, Patch for Family Reporting Software

From PIH-REAC, Posts Updated Customer Service Timelines

12/13/2006 From the PD&R, Additional Data on two Housing Markets

12/12/2006 From the PD&R, Report Measures Satisfaction with HUD

12/11/2006 From the Federal Register, HUD Publishes Semi-annual Regulatory Agenda

From the PD&R, Study Looks at Effects of Vouchers on Welfare Families

12/08/2006 From the PIH Office, PBB and PBA Training Materials Available for Downloading

From the CPD Office, CPD Updates Relocation Handbook

From Congress, New deadline for 2007 Appropriations, February 15

From PD&R, Publishes new issue: Funding for Recovery in the Hurricanes Wake, Part II, Affordable Housing

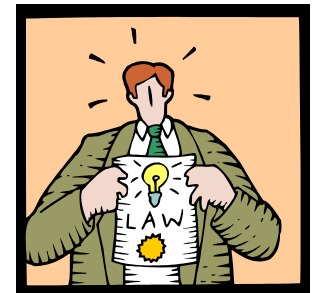
Grows in Central San Joaquin Valley, Forecast of Housing Demand in 18 Local Markets

12/06/2006 From the Federal Register, Operating Subsidy Forms to be Automated Next Year

PIH Announces Delegation of Authority to the Deputy Assistant Secretary for the OPHI.

12/04/2006 From Asset Management Website, April 15, 2007 Stop-Loss Deadline Still Applicable

From Asset Management Website, two documents related to the new public housing operating fund rule: (1) FAQs; (2) Cash Flow in FHA Multifamily Housing Projects (2004)





SPAM Anyone? (First in a Series)

MIS Division

Much to the chagrin of Hormel Foods, maker of the canned "Shoulder Pork and hAM"/"SPiced hAM" luncheon meat, the term "spam" has today come to mean network abuse, particularly junk E-mail and massive junk postings.

Orientation of Spam

As the recipient directly bears the cost of delivery, storage, and processing, one could regard spam as the electronic equivalent of "postage-due" junk mail. However, this does not mean that all commercial email is spam; for example, some recipients may have opted in (i.e., willingly chosen) to receive the marketer's email.

Types of Spam

Spam is sent by organizations of varying sizes and motivations. Some are large, well-known companies; spam from these sources is sometimes called *mainleaze*. Advance fee fraud spam such as the Nigerian "419" scam may be sent by a single individual from a cyber cafe in a developing country. Organized "spam gangs" operating from Russia or eastern Europe share many features in common with other forms of organized crime, such as turf battles and revenge killings. Spammers may engage in deliberate fraud to send out their messages. Spammers often use false names, addresses, phone numbers, and other contact information to set up "disposable" accounts at various Internet service providers. They also often use falsified or stolen credit card numbers to pay for these accounts. This allows them to move quickly from one account to the next as the host ISPs discover and shut down each one.

Senders may go to great lengths to conceal the origin of their messages. Large companies may hire another firm to send their messages so that complaints or blocking of email falls on a third party. Others engage in spoofing of e-mail addresses, where the spammer can pretend to relay a message apparently from any e-mail address. To prevent this, some ISPs and domains require the use of authentication, allowing positive identification of the specific account from which an e-mail originates.



The growth of e-mail spam

Spam is growing exponentially, with no signs of abating. The amount of spam users see in their mailboxes is just the tip of the iceberg, since spammers' lists often contain a large percentage of invalid addresses.

- 1978 - An e-mail spam is sent to 600 addresses.
- 1994 - First large-scale spam sent to 6000 news groups, reaching millions of people.
- 2005 - (June) 30 billion per day
- 2006 - (June) 55 billion per day
- 2006 - (December) 85 billion per day
- 2007 - (February) 90 billion per day

Next issue

In our next issue we will discuss more history of SPAM, how SPAM specifically affects GHURA and what MIS is doing to protect the agency.

FISCAL DIVISION

The Fiscal Division coordinates the activities of Budget, Finance & Accounts to ensure compliance with overall Authority financial objectives. The Fiscal Division is responsible for development of financial policies for the Authority, improving efficiency in providing analysis and discussion of the financial implications of policy formulation and maintaining external relationships relating to financial matters of the Authority. It is the Fiscal Division's responsibility to promote and ensure the financial health and well being of the Authority.



QUOTES OF THE MONTH

The more I want to get something done, the less I call it work. **Richard Bach**
Hard work spotlights the character of people: some turn up their sleeves, some turn up their noses, and some don't turn up at all. **Sam Ewing**
"Be at war with your vices, at peace with your neighbors, and let every new year find you a better person." — **Benjamin Franklin**

From the Desk of the Executive Director

Hafa Adai, as we move into 2007, I am committed to providing you with the most up to date information concerning the Authority's direction and progress. With this newsletter, *Bien Venida (Welcome)*, I earnestly hope to do just that. In this first edition, you will notice not only a great format, but content that will increase your knowledge of our operations and helpful tidbits that will be a resource you can turn to in your day-to-day job.

On behalf of the Guam Housing and Urban Renewal Authority, Board of Commissioners, Management, and Staff, we sincerely wish you a Happy and Prosperous New Year.



Ronald S. DeGuzman
Executive Director

Human Resources

In terms of recruitment and selection it is important for GHURA's HR Division to carry out a thorough job analysis to determine the level of skills/technical abilities, competencies of each employee based on merit. The HR Division provides services in the following areas and not limited to:

- Recruitment and Staffing
- Employee Mgmt. Relations
- Classification/Compensation
- Safety & Risk Management
- Benefits
- Training and Development



Accountant II, Accountant III,
and General Accounting
Supervisor

WORKER'S COMPENSATION.....

What to do in case of an injury?

- Immediately report the accident to either your supervisor or the HR Division.
- Failure to report and file the injuries to worker's compensation within 10 days from the date of injury may result in GHURA being fined.



COUNT (continued Page 1)

A total of 30 teams with three or more members started the count at 5:00 a.m. island-wide. A number of Social Work students and Americorp members that assisted in the survey declared that it was an 'eye-opener' for they encountered



homeless individuals and families in deplorable condition. We suggested that they write about their experience and reflections about homelessness.

The data collected from the Homeless Count Street and Shelter Survey is utilized to prepare needs assessment and identify gaps to expand and improve existing services for the homeless or implement new programs.



By: Bernard Lastimoza, Supply Management

The Procurement Services Division is primarily responsible for the purchasing of supplies and services through competitive bidding. Additional responsibilities include small business participation and contract administration.

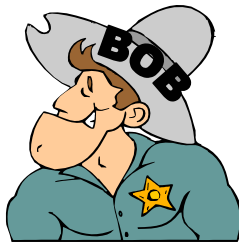
The Procurement Services Division has the following areas of responsibility:

- Contract Services
- Small Business
- Purchasing

The Procurement Division staff maintains a firm commitment to provide the best quality service to all divisions within the Authority. From office supplies to vehicles, every division requires supplies to be self-sustainable in order to provide the best service to all of our clients.

In closing, I would like to recognize **Ernie Navarro and Tina Nelson** for their professional services. **You are both the best!!**

UPCS Training In accordance with the current MOA with HUD, training was given to Management and PH personnel for UPCS (Uniform Physical Condition Standards). These are the standards that HUD requires our Public Housing units to meet and play a major part in our agency's PHAS score. The easy way to do this would have been to review the protocols and leave it at that. But reviewing the protocols only gives you an abstract idea of what the standards are, and I needed something more "concrete". An appropriate analogy might be you hearing me describe about how horrible I am at singing the national anthem as opposed to having holes rasped in your ear-drums by hearing me sing it. So rather than a possibly sleep inducing review of UPCS inspectable items, I opted for a closer look at the impact that certain items could have on our physical score. Suddenly, my presentation started taking on a life of its own, and I found myself having a different perspective on something I have been doing for the last three ears. Perhaps the most eye-opening part of the training was a "Scavenger Hunt" where all participants were sent throughout the main office to locate deficiencies by observation alone. The end result: deficiencies totaling up to a 14.1-point deduction (or 35% of the way to a failing score) in just one building out of a site in which REAC would inspect 4 office buildings and 24 units. Sounds kind of grim doesn't it? But at least now there are a lot more "eyes" out in the field that know what to look for so we can address deficiencies in a timely manner.



RESIDENT ADVISORY COUNCIL ELECTION

By Evangeline Cepeda, Program Coordinator II

On Saturday, February 24, 2007, residents under the Public Housing Program will decide who will be the officers for the Resident Advisory Council (RAC).

There are four (4) designated election sites:

- Dededo, GHURA 82 Elderly
- Toto Gardens, GHURA 250 TRA Office
- Agat, GHURA 99, DYA Youth Center
- Talofof, GHURA 82 Elderly

Each election site will open at exactly 9:00 am and close at exactly 5:00 pm. On the day of the RAC Election, the Guam Community College Student Services and the Center for Student Involvement will conduct, monitor, and tally all ballots for GHURA. All adult residents must present a picture ID. We do not want to deny anyone the right to vote. Names of adult members must be under the Public Housing Lease Agreement. Community Service participants are eligible to receive one hour of service by coming out to vote.

Residents seeking your vote and a position on the Resident Advisory Council



- President: Incanacion (Connie) Tyquiencco, GHURA 35, Dededo
- Vice-President: Babias Saimon, GHURA 250, Toto Gardens
- Secretary: Bealeen Mendiola, GHURA 250, Toto Gardens
- Treasurer: Lila Guzman, GHURA 99, Pagachao, Agat
- Liaison Officer: Charlene Cruz, GHURA 28, Talofof

On behalf of GHURA we would like to recognize the following individuals/agencies who have made this event possible. Guam Community College, Bobbie Leon Guerrero, Program Specialist for the Center of Student Involvement; Guam Election Commission; Andrew Villagomez, Mayor of MTM.; Pedro Paulino, Mayor of Talofof; Carol Tayama, Mayor of Agat; and Jesus Chaco, Vice Mayor of Agat.

Board of Commissioners

Regular Scheduled Meetings
 Dates: Feb. 15 and 22
 Location: GHURA Conference Room, Sinajana Office
 Time: 10:00 a.m.

For special accommodations, please contact Michael Duenas, Chief Planner, at 475-1407.

! REMEMBER !

RESIDENT ADVISORY COUNCIL ELECTION
 February 24, 2007

Call Vangie Cepeda @ 475-1367 FOR MORE INFORMATION!



MODERNIZATION DIVISION
 By: Alvina Castro, Acting MOD Coordinator



The Modernization Division obligates and expends all of its funding under HUD's Capital Fund Program, now about \$2 million annually. Following a 5-year plan that is updated annually, the MOD Division uses Capital Funds to renovate public housing units and sites. Through this program, GHURA has installed energy-saving measures such as energy-efficient lighting. Modernization of units has included installation of screen doors, entrance doors, windows and the remodeling of kitchens (including appliances) and bathrooms.

- FY2003 - \$1,202,914 FY2004—\$1,407,631
- FY2005—\$2,024,471 FY2006- \$2,124,006
- Disaster Grant—\$535,370



To find out more about how your section can benefit from ENERGY STAR services, visit their website at: <http://www.hud.gov/offices/pih/programs/ph/phecc/>



GHURA's Maintenance Division maintains, repairs and remodels Public Housing properties through specialty work crews, the Preventive Maintenance Program, and the Modernization Program.

Maintenance and Repair

The Maintenance Division maintains grounds and structures; plumbing, electrical systems; and sewers that serve all public housing units. The division responds to all maintenance requests from tenants and management.

Preventive Maintenance Program

The Maintenance Division staff conducts preventive maintenance at each housing unit to ensure that systems are working properly in order to provide a safe, sanitary, and decent living condition.

Typhoon Durian Relief Operation Sharing Hope December 14, 2006 Total collected: \$365.00



BUILDING OUR FUTURE ONE PROJECT AT A TIME

Using CDBG, HOME and ESG grants to improve our community

By: Katherine Taitano, Planner IV, RPE Division

At the beginning of every year, the RP&E division advertises funds available for community projects through the CDBG, HOME and ESG formula grants. In recent years, GHURA has funded a wide variety of worthy projects including CDBG funds for the construction or renovation of Senior Citizen Centers, Fire Stations and Healthcare facilities and HOME funds for the construction of homes for sale to first time buyer. Non-profit organizations and government agencies receive CDBG and ESG funds to provide services to the island's homeless population, disabled community, and youth. HOME funds assist first time homebuyers with down payment assistance and for homeowner renovations. For Program Year 2007 (FY08), HUD has made available an estimated \$4 Million dollars to fund eligible projects for our island community. On January 31, 2007, RP&E advertised its Notice of Funding Availability To solicit for new project proposals. Applications will be accepted until April 03, 2007. RP&E will conduct a workshop for interested parties on February 20, 2007 from 2:00 - 4:00 p.m. at the GCIC GHURA conference room. The workshop is the opportunity for potential applicants to make general inquiries regarding the application process and to receive assistance from RP&E staff to complete their applications. The evaluation of applications is conducted by teams composed of Community Development, A&E, and RP&E divisions. This review and selection process runs from late March through mid May. The community gets their opportunity to comment on the projects selected for funding through the Citizen participation process which culminates in a Public Hearing on June 6, 2007. Citizen comments are accepted through June 13, 2007.